

Land Auction

115 acres +/- in Saline County, KS

Thursday, February 20, 7:00 PM

Webster Conference Center, 2601 N Ohio St, Salina



Part of the SW/4 18-13-5, Saline County, Kansas

- Location: The Northeast Corner of the Intersection of Eff Creek Road and Shipton Road
- 115 Taxable acres with 109.5 acres crop land and 5.5 acres waterways
- 2024 Taxes: \$1,210.62

Base Acres: 115.8 base acres enrolled in PLC with

- Wheat base/yield 79.4/43
- Soybeans base/yield 36.4/32

Mineral and Water Interests: All mineral interest and water interest owned by the Seller will pass with the land to the buyer.

Possession: After 2025 wheat harvest. The Buyer will receive a 1/3 share of the wheat and be responsible for 1/3 of the chemical and fertilizer expenses.

Seller: Esterl Revocable Trust

Auction conducted by Coldwell Banker APW REALTORS®

Chris Rost, Broker, Coldwell Banker APW REALTORS® 785-493-2476

Mark Baxa, Auctioneer, Coldwell Banker APW REALTORS® 785-826-3437

scan the QR code for more information



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Land Auction

631 E. Crawford St.
Salina, KS 67401
785-827-3641
Cbsalina.com



Terms: The successful bidder will pay 10% down the day of the sale as non-refundable earnest money. The successful bidder will sign a real estate contract the day of the sale. Closing will be on March 21, 2025 or on such earlier date as the Buyer and Seller mutually agree. The purchase contract will not be contingent on the Buyer's financing, inspections or appraisal. The Seller will be responsible for all 2024 and prior years real estate taxes and the 2025 taxes will be the Buyer's Responsibility. Owner's Title Insurance and Escrow fees will be divided equally between the Buyer and Seller. Mid Kansas Title will be the Escrow Agent and provide Title Insurance. If a lender's title insurance policy is required, it will be at the Buyer's Expense. All statements the day of the sale will take precedence over any printed material. Acreage figures are approximate and there is no guarantee of the acreage figures by the Seller or Coldwell Banker APW REALTORS. All information is from sources deemed reliable, but is not guaranteed. The property will sell "AS-IS" with no guarantees made by the Seller or Coldwell Banker APW REALTORS or its agents. The Buyer is responsible for satisfying themselves with the property and conducting any inspections prior to the auction. Chris Rost and Mark Baxa are acting as Agents for the Seller in this transaction. The property is selling subject to the Seller's acceptance of the highest bid.

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