

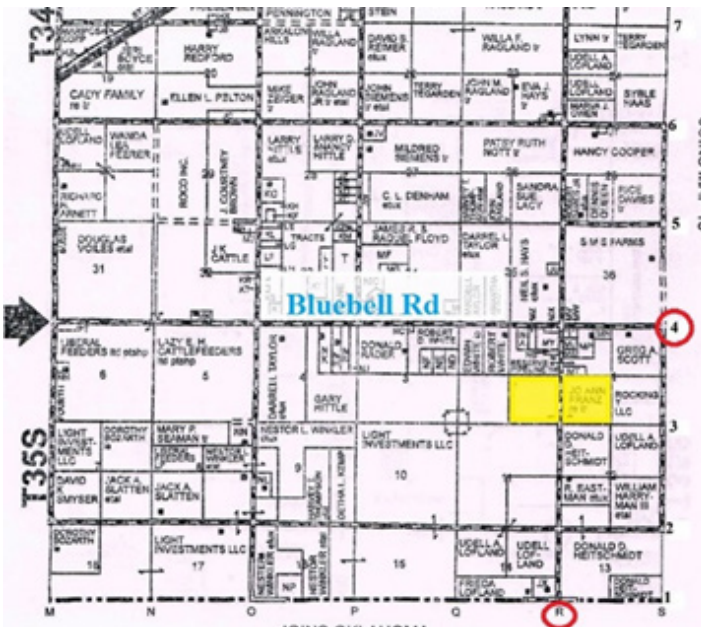
Land For Sale

320 +/- Acres

Established CRP

Seward Co, Kansas

SW/4 1-35-32 & SE/4 2-35-32



Directions: From Liberal, at the intersection of Highway 54 and County Rd 4 (Bluebell Rd), East approximately 8 miles to County Rd R. Then South on County Rd R ½ mile. One quarter on each side of the road. Signs will be posted.



Call Agent: Evan Winchester (620) 629-1185
or (620) 624-1212

More Information at:
Liberalhomes.com Properties Tab
Winchesterenterprisesks.com Auction Tab

Legal Description: The SW/4 1-35-32 & SE/4 2-35-32
Seward County Kansas.

Tenant: None

Minerals: No minerals sell

Possession: Upon closing subject to existing
CRP Contract

Taxes: \$977.70 includes \$15.90 specials

CRP Info: Contract #11026

Dates: 10/01/2015 to 9/30/2029

Acres in CRP: 318.83

Rental Rate Per Acre: \$43.68

Annual Payment: \$13,926

The owner receives one-half of the annual payment.

The 2018 payment will be prorated to closing. The buyer will receive the sellers share of the remaining payments.

Terms

Final Sale Price: The final price will be the dollars per acre agreed upon multiplied by 320 acres.

Minerals: No Minerals sell.

Real Estate Taxes: 2017 taxes will be prorated to the date of closing. All future taxes will be the responsibility of the buyers.

Conditions: This sale is subject to all easements, covenants, leases and restrictions of record. Each potential buyer is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. No warranties or guarantees, expressed or implied, are made by the seller or Landmark Real Estate Center LLC.

Possession: Possession will be granted upon closing subject to the existing CRP contract

Earnest Money: A 10% earnest money payment is required at the time the sale contract is signed by the buyer. The sale is NOT contingent on financing

Contract and Title: Once terms are agreed upon, the buyer and seller will enter into a real estate sale contract. The seller and buyer will split the cost of title insurance and closing fee. If title insurance is required by a lender the buyer will be responsible for that cost. The Sale is NOT contingent upon buyer financing

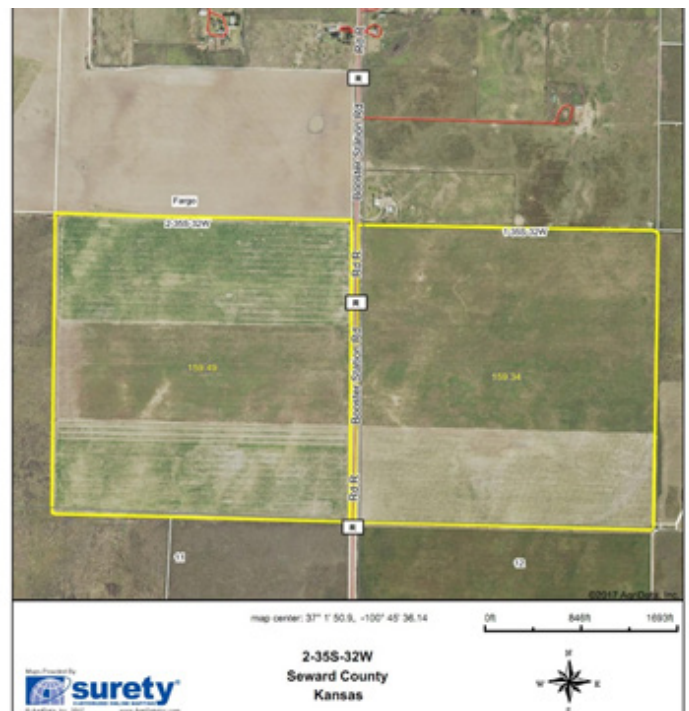
Closing: The projected closing is approximately 30 days after both buyer and seller have signed the sale contract. The balance of the purchase price will be payable at closing.

Sale Method: This is a private treaty sale with no auction involved.

Agency: Landmark Real Estate Center and its representatives are acting as agents of the seller.

Announcements: Information provided was obtained

from sources deemed reliable, but neither Landmark Real Estate Center nor the seller makes any guarantees or warranties as to its accuracy. All potential buyers are urged to inspect the property, its condition, and to rely on their own conclusions. Any announcements made by Landmark Real Estate Center prior to the signing of a sale contract will take precedence over any previous printed materials or oral statements.



LANDMARK
Real Estate Center
LiberalHomes.com

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**Or our website: Liberalhomes.com Properties Tab
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