

Land, Home & Minerals for Sale

320 +/- Acres

Native Grass Pasture
160 Acres Producing Minerals
Modern Home, Shop, Barn
& Other Buildings

Seward Co, Kansas
W/2 4-35-32



Directions: From the Hwy 83 and 54 bypass, East on County Rd 4 (Bluebell Rd) Approximately 5 miles to County Road O. The land is on the south side of the road. The driveway to the home is approximately ¼ mile east of the intersection of Rd 4 and Rd O.



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

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

Legal Description: W/2 4-35-32
Seward County Kansas.

Tenant: None

Minerals: NW/4 4-35-32

Possession: After Owner Sells Horses

Taxes: \$2004.06 (2017) Includes \$15.11 Special Tax

Residential Info:

MLS #8114

Built: 1991

Main Floor: 1,680 SF 3 Beds 2 Baths

Basement: 1,680 SF 100% Finished

Outbuildings:

Shop: 40' x 60' x 16'

Barn: 78' x 80' x 16'

Terms

Minerals: All of the owner's mineral interest sells. Assumed to be 160 acres. Minerals are currently leased. Production as follows:

2017	19,451 (11 mo)	\$573.76
2016	22,462	\$605.24

Call the office for Renditions

Real Estate Taxes: 2018 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 of the home will be granted as soon after the April 21st Personal Property Auction as possible. Potentially within 7 days. The pasture possession will be negotiated based on the owner selling his horses.

Earnest Money: A 10% earnest money payment is required at the time the sale contract is signed by the buyer.

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

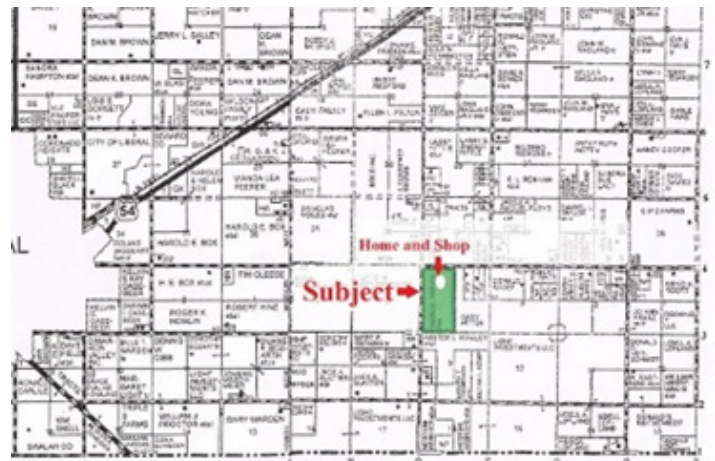
Closing: The projected closing is approximately 30 days after both buyer and seller have signed the sale contract. The balance of the purchase price will be payable at closing.

Sale Method: This is a private treaty sale.

Agency: Landmark Real Estate Center and its representatives are acting as designated 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 the sale contract will take precedence over any previous printed materials or oral statements.

Sellers: Darrel & Georgia Taylor



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