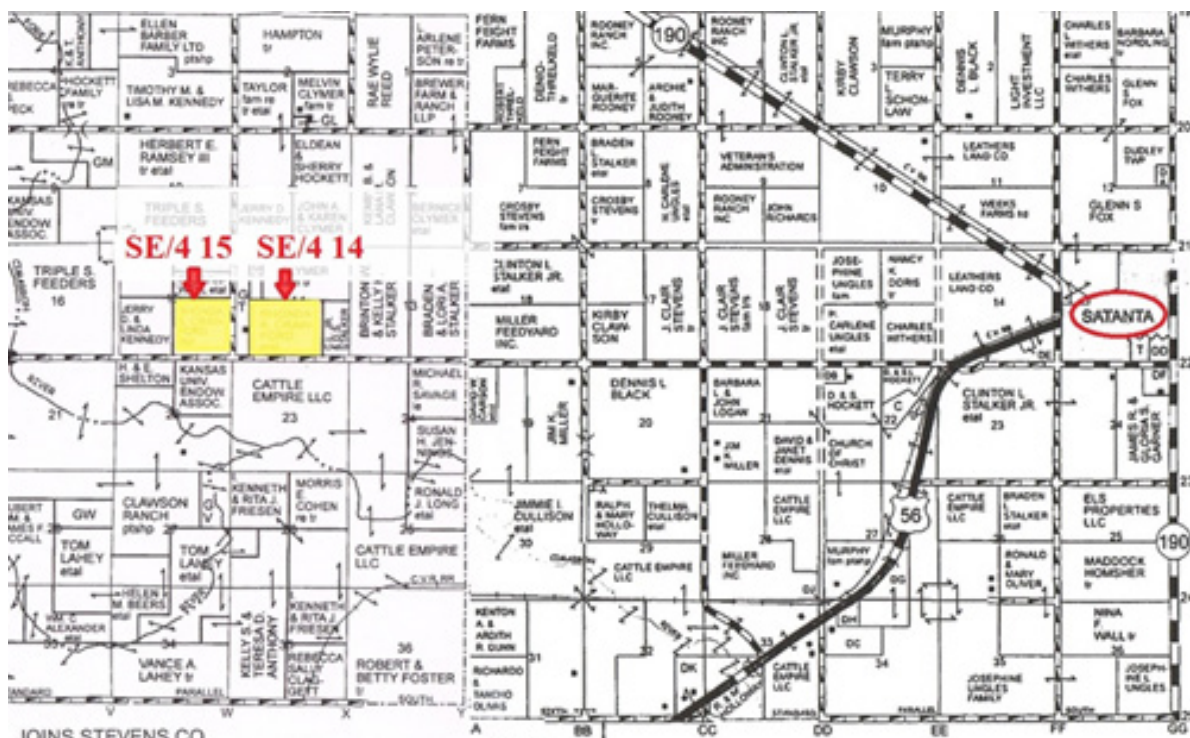


Private Land Auction

340 +/- Acres Irrigated Farmland

Grant County, Kansas



Bidding will be by phone. Bids are now being accepted

Soft Close of bidding is at 10:00 AM Wednesday February 27th 2019

The intent is to close the bidding at 10:00 AM. If bidders are still active, bidding will continue with no more than 15 minutes between bids until bidding is concluded.

Call early to Register and Bid

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



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

The Soft Closing is February 27th 10:00 AM. The intent is to close the bidding at 10:00 AM. If bidders are still active, bidding will continue with no more than 15 minutes between bids until bidding is concluded.

Directions: From Satanta Kansas, Southwest on Highway 56 to County Road 220 (This is the road that runs by the former Miller Feedyard). Then west 5 ¼ miles to the southeast corner of the tract in Section 14 The second tract is across the road to the west of the first tract.

Legal Description: The W/2 of the SE/4 & the E 100 acres of the SW/4 14-30-35 AND The SE/4 15-30-35 Grant County KS

Tenant: None

Minerals: No minerals sell

Possession: Upon closing

Taxes: \$2,759.88 (2018)

Irrigation Equipment: Both sprinkler systems and the electric irrigation motor are included. 1-1993 Zimmatic; 1-1995 Valley; 1-100 hp electric irrigation motor.

Well Info: Reported at 200 gpm.

Depth: 310' per owner

Water Right #: 28502

Authorized Quantity: 692 acre feet covers multiple tracts.

Point of Diversion: NC E2 SW 14-30-35

Crops: Currently open

Note: Great opportunity to buy a turn key operation.

Auction Terms

Final Sale Price: Bidding will be based on dollars per acre. Final price will be the final bid multiplied by 340 acres. The buyer is to verify the accuracy of acreage and bid accordingly.

Minerals: No Minerals are selling.

Real Estate Taxes: 2019 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 bidder 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.

Earnest Money: A 10% earnest money payment is required on the day of the auction.

Contract and Title: Once bidding is complete the buyer and seller will enter into a real estate sale contract. The seller and buyer will split the closing agent fee. Seller will provide a clear marketable title to the seller. 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 date is on or about March 29th, 2019. The balance of the purchase price will be payable at closing.

Sale Method: This is a private phone auction. All bids are submitted by phone. All bidders are kept confidential. All buyers must register to bid a minimum of 24 hours before the soft close of bidding.

Approval of Bids: Final sale is subject to the approval of the seller.

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 bidders are urged to inspect the property, its condition, and to rely on their own conclusions.

Sellers: CRM LLC

**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.*



For More Information contact:

Evan Winchester at (620) 629-1185

Or (620) 624-1212

Or our website: Liberalhomes.com

& Winchesterenterprisesks.com Auction Tab