

Private Land Auction

160 +/- Acres

Dryland, Farmland

Seward Co, Kansas



**Bidding will be by phone. Bids are now being accepted
Soft Close of bidding is at 10:00 AM Wednesday Dec. 15th**

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

Call early to Register and Bid



For More Information contact:

Evan Winchester at (620) 629-1185

Or (620) 624-1212

Or our website: Liberalhomes.com Properties Tab
& Winchesterenterprisesks.com Auction Tab

Legal Description: NW/4 36-33-34 160+/- acres
Seward County Kansas.

Tenant: Has been notified of sale

Minerals: No minerals sell

Possession: Upon closing on open ground.
Negotiable on growing wheat.

Taxes: General \$258.95+Specials \$7.85=\$266.80 (2021)

The Soft Closing is December 15th, 2021 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 10 minutes between bids until bidding is
concluded.

Directions: From Liberal; North on Highway 83, 5 miles to County Road 11. Then West 2½ miles to the Northeast corner of the property. The Northwest Corner of the property is the intersection of County Road F and 11.

Auction Terms

Final Sale Price: Bidding will be based on dollars per acre. Final price will be the final bid multiplied by 160 acres. The buyer is to satisfy themselves of the accuracy of acreage and bid accordingly.

Minerals: No Minerals sell.

Real Estate Taxes: 2021 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 on the open land upon closing. Possession on the growing wheat is negotiable.

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 cost of title insurance and closing agent fee. Seller will provide a clear marketable deed to the buyer. If title insurance is required by a lender the buyer will be responsible for that cost. The Sale is NOT contingent upon buyer financing

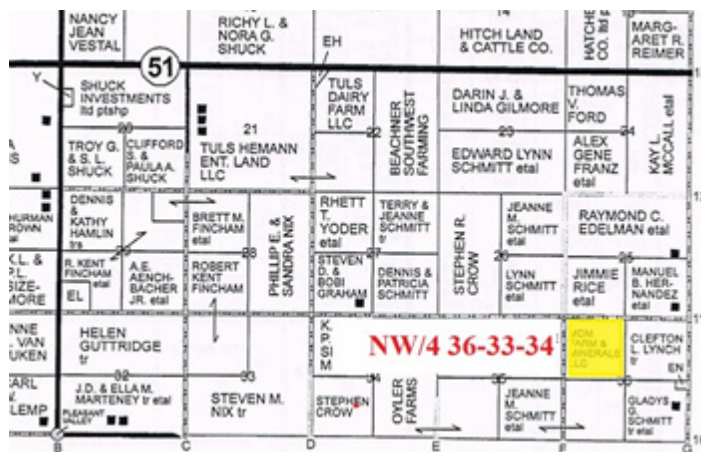
Closing: The projected closing date is on or about January 25th 2022. The balance of the purchase price will be payable at closing.

Sale Method: This is a private phone auction. All bids are submitted by phone. All bidders are kept confidential. All buyers and Realtors must register to bid, preferably several days in advance of the soft close of bidding.

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

Agency: Landmark Real Estate Center LLC, Evan Winchester is acting as a designated seller's agent 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. Any announcements made by Landmark Real Estate Center prior to the close of bidding will take precedence over any previous printed materials or oral statements.



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