

REAL ESTATE AUCTION

**TUESDAY, JUNE 6
7:00 PM**

**502 Albert, Emporia, KS
Emporia Livestock Sale Barn**

**148
Acres
Farm
Ground
& Grass**

148.22 Acres Lyon County Farm for COLDSMITH FAMILY IRREVOCABLE TRUST

Location of land: 1000 Road 270, Emporia, KS

General Description: An upland farm typical to the area with a mix of cropland, native hay meadow, wildlife habitat, creek and a pond. Rural Water and utilities. One half mile from blacktop road.

Legal Description: 148.22 acres in Northwest quarter of Section 27, T17S, R11E, Lyon County, KS.

TERMS: \$20,000.00 as earnest money day of auction. Balance of purchase price at closing on or before July 6, 2022. Purchaser to pay cost of one-half owner's policy of title insurance. Purchaser is responsible for 2023 taxes and to receive 2023 rental income. Land is being sold subject to the rights of the tenants.

INSPECTION: By calling auctioneer.

NOTE: Land is leased. Respect tenants rights!!

*Arrange your financing prior to the auction
and come prepared to BUY!*

COLDSMITH FAMILY IRREVOCABLE TRUST, SELLER



Auctioneers Note:

Here is an opportunity to purchase farmland. This land has been in the Coldsmith family for years!!



PAUL HANCOCK

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