

REAL ESTATE AUCTION

MONDAY • JANUARY 22, 2024 • 2:00 PM

152.74 acres **Emporia Livestock Sale Barn**
502 Albert • Emporia, KS

Land is selling by taxable acres.

*Mostly Neosho
River Bottom
Crop Land and
Building Site.
Lyon County,
Kansas*

TRACT 1 - 60.27 Acres 2000 Road H, Emporia

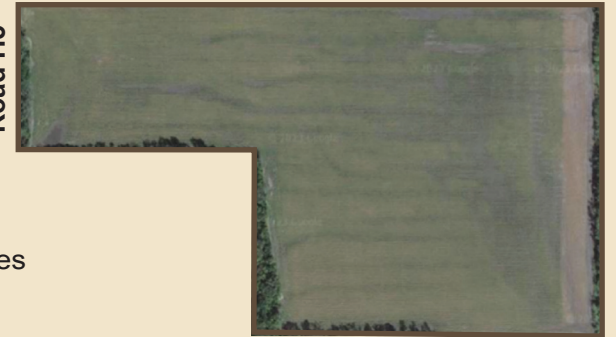
Legal Description:

In the South half of the Northwest quarter Section 29-18S, R11E.
Cropland all in one field.

Taxes: 2023 taxes were \$555.38. Buyer responsible for 2024 taxes

Terms: \$40,000.00 as earnest money.

Road H5



**KERMIT R
GROTHER
REVOCABLE
TRUST
SELLER**

TRACT 2 - 57.95 Acres 800 Road 210, Emporia

Legal Description: in North half of Northeast quarter and North half of South
Half of Northeast quarter lying West of creek, 29-18S R11E,
Mostly cropland, with hay meadow and creek/wildlife habitat.

This tract joins Tract 1 at its SW corner

Taxes: 2023 taxes were \$404.14. Buyer responsible for 2024 taxes

Terms: \$40,000.00 as earnest money.

Road 210



TRACT 3 - 16.51 Acres **WITH BUILDING SITE**

2204 and 2200 Road H5, Emporia

Legal Description: in the West half of the Southeast quarter Section 17, 18S, R11E
An old home, rural water meter from RWD #5, cropland, grass and some timber.

Taxes: 2023 taxes were \$197.66. Buyer responsible for 2024 taxes.

Terms: \$7,500.00 as earnest money.

Road H5



TRACT 4 - 18.01 Acres 2300 Road F5, Americus

Legal Description: in Southeast quarter Section 12, 18S, R10E.
Land lays South of an old railroad and by Roads 230 and F5.
Cropland There is an easement for RWD #1.

Taxes: 2023 taxes were \$192.22. Buyer responsible for 2024 taxes.

Terms: \$7,500.00 as earnest money.

Road F5



Road 230

This tract is subject to a rental agreement
for the growing wheat crop. Buyer to
receive possession of land after
current wheat crop is harvested or
August 1, which ever is earlier.
Buyer to receive pro-rated
share of cash rent.

POSSESSION: At closing on or before March 1, 2024
INSPECTION: Anytime. Please respect the land.



PAUL HANCOCK

Broker and Auctioneer

Emporia, KS 66801 • Cell: 620-340-5692

www.hancockauctionandrealestate.com