

REAL ESTATE AUCTION

MONDAY • APRIL 29 • 7:00 PM

214.34 acres

Emporia Livestock Sale Barn
502 Albert • Emporia, KS

TRACT 1

56.21 Acres

300 Road 240, Americus, KS

Legal Description: (shortened) 56.21 taxable acres in the: SE ¼ Section 4, T11S, R10E, Lyon County.

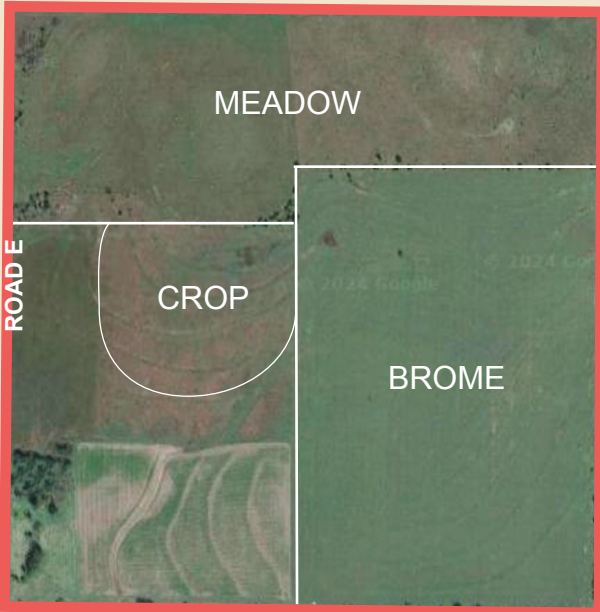
General Description: Approximately 36 acres Neosho River cropland. Balance is Neosho River, Wildlife habitat and timber.

Great tract for farming or recreation.

Taxes: 2023 taxes were \$250.90.

Buyer responsible for 2024 taxes.

Terms: \$35,000.00 as earnest money.



TRACT 2 - 158.13 Acres

500 Road 260, Americus, KS

Legal Description: 158.13 taxable acres in the NW ¼ S35, T17S, R10E, Lyon County, Ks.

General Description: Upland farm with Native grass (Meadow), Approximately 65 acres Brome Grass and approximately 40-45 acres row crop land. There is an abandoned building site in SW corner. No fences. This tract overlooks a LARGE Watershed pond. Rural Water District 1 has a water line along North side.

Taxes: 2023 taxes were \$768.64.

Buyer responsible for 2024 taxes.

Terms: \$35,000.00 as earnest money.

INSPECTION:

Anytime. Please respect the land (Don't drive on it and leave ruts)
Land is being sold with no loan contingencies. Arrange financing prior to the auction or don't bid. Buyer to pay one-half of owner's policy of title insurance and half of any closing fees imposed by title company.

POSSESSION: For both tracts at closing on or before May 29, 2024.

EXCEPT- Immediate possession with proof of closing funds. *There are no current agricultural leases on either property.*

NOTE: Land has been in the Anderson family for several generations. Here is an opportunity!!!

ANDERSON - SELLER

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