

REAL ESTATE AUCTION

MONDAY • MARCH 31 • 1:30 PM

146.8 acres

Emporia Livestock Sale Barn
502 Albert • Emporia, KS

TRACT 1

78.4 Acres

2100 Road H5, Americus, KS
(Northeast corner of roads 215 & H5)

Legal Description: West 1/2NE1/4 Section 20-T18S-R11E,
Lyon County Kansas

General Description: Cropland all in one field.
There is a waterway along East side of tract.

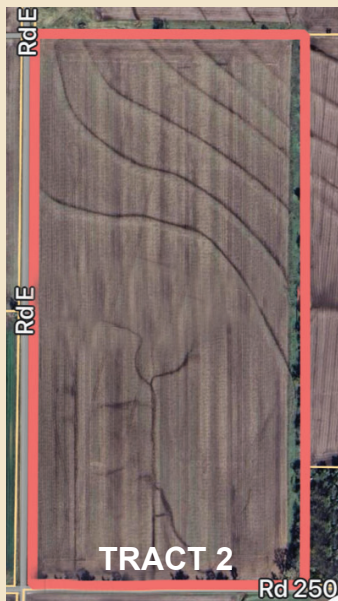
Taxes: 2024 taxes were \$847.80.

Buyer responsible for 2025 taxes.

Terms: \$35,000.00 as earnest
money day of auction.

Possession: For both tracts July 1 or
when the growing wheat crop is harvested.

Closing: on or before May 5, 2025
Taxes and cash rent prorated to closing date.



TRACT 2

78.4 Acres

2500 Road E, Americus, KS
(Northeast corner of roads 250 & E)

Legal Description: West 1/2SW1/4 Sec 35-T17S-R10E,
Lyon County, KS

General Description: Cropland all in one field.
There is a waterway along the entire east side of tract.

Taxes: 2024 taxes were \$682.80.

Buyer responsible for 2025 taxes.

Possession: For both tracts July 1 or
when the growing wheat crop is harvested.

Closing: on or before May 5, 2025
Taxes and cash rent prorated to closing date.

SELLER: KERMIT R. GROTHER REVOCABLE TRUST



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PAUL HANCOCK

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