

BUILDING AUCTION

Friday, August 1st, 2025 ~ Starting Time: 10:30 A.M. CT

Auction Location (On Site): 1971 County Rd 21, Colby, KS 67701

145' x 72' QSI BUILDING w/ 145' x 20' LEAN-TO on 4 +/- Acres

Seller: ELM, Inc

**ABSOLUTE
LIVE AUCTION**

MANNER OF SALE: All real estate to sell in one (1) tract. Auction procedure and bidding increments are at the discretion of the auction company.

LEGAL DESCRIPTION: Copy of Legal survey is available for review.

MINERAL RIGHTS: All seller's interest to be conveyed to the Purchaser. To Seller's knowledge, all minerals are intact and will transfer with the surface.

TAXES: 2024 taxes have been paid by the seller. 2025 taxes to be prorated between buyer and seller based on date of closing. 2024 taxes were \$4,519.50.

ACCEPTANCE OF BIDS: The successful bidder will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.

EVIDENCE OF TITLE: Seller will provide title insurance to the buyer in the amount of the purchase price with the premium and the title company closing fee to be paid one-half by the Buyer and one-half by the Seller. Any Mortgage policy (if applicable) will be the responsibility of the buyer. Preliminary title work will be available for review on sale day.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Property is selling "As-Is". Neither Seller nor Elite Realty Land & Auction, its agents, or representatives, are making any warranties about the property, either express or implied.

EASEMENTS: The seller agrees to convey said property by good and sufficient Deed to the purchaser, subject to easements, restrictions, roads, rights-of-way, leases, reservations, and county zoning regulations of record.

ACREAGES: All acreage figures are approximate +- but are populated from a reliable source. Acreages are not covered by title insurance.

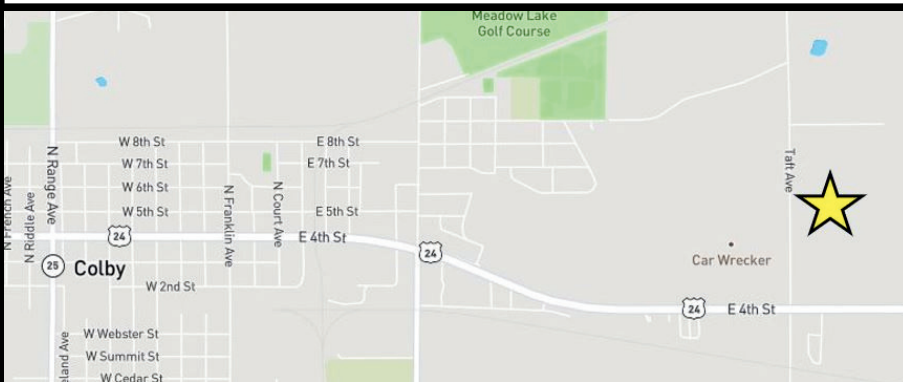
TERMS: 10% down on day of sale, balance to be paid in full at Closing on or before September 5th, 2025 or upon such terms as may be acceptable to the seller. Personal and Corporate checks are acceptable for the down payment with the final payment to be made in certified funds. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction.

POSSESSION: Possession will be at closing.

AGENCY DISCLOSURE: Elite Realty Land & Auction is the agent of the seller. If the purchaser desires representation, legal counsel is advised.

Announcements made day of sale shall take precedence over printed material.

Join Elite Realty Land & Auction on Friday, August 1st, 2025, as this 2013 built QSI building sitting on 4+/- Acres just east of Colby, KS sells at absolute public auction. This property features a functioning water well with 4 hydrants. Browse additional photos, drone video, and keep up with any updates on this auction by visiting www.eliterealtyks.com.



ON LOCATION / ONLINE / BY PHONE

700 W 48th St. Hays, KS

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For More Details:

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