

ABSOLUTE AUCTION

Live & Online

Tuesday May 23. Start time 10:30 A.M (Central)

Auction Location: 400 North Railroad. Wakeeney Ks. 67672 Avenue (VFW Building)

Seller: The Estate of Betty L. Smith

TERMS & CONDITIONS

LAND LOCATION: From intersection of Highway 4 & Highway 283 by Ransom KS. North 6 miles to County Road 478, Turn West a half time & Tract 1 will be on the North Side of the road. Tracts 2,3,4 will be 1 more mile West.

MANNER OF SALE: Real estate will be sold in 5 separate tracts. Tract 1: 154 +/- Acres, Tract 2: 159 +/- Acres, Tract 3: 156 +/- Acres, Tract 4: 78 +/- Acres. Tract 5: 908 Russell Ave. Wakeeney Ks. 67672. Auction will be held live at the VFW Building in Wakeeney Ks. Address is 400 North Railroad. Auction procedure and bidding increments are at the discretion of the auction company. Each tract is selling in "As is-Where is" condition with no warranties.

LEGAL DESCRIPTION: Legal: S19, T15, R23. S2 of SW4 & S2 of SE4. Legal: S26, T15, R24. SE4. Legal: S26, T15, R24. NE4. Legal: S25, T15, R24. W2 of NW4. Legal: Block 28, Lot 007 PT, W 50 Of E 100 Lots 7 & 8 BLK 28.

MINERAL RIGHTS: All of the Seller's interest to be conveyed to the Purchaser.

CROPS: N/A

TAXES: 2023 taxes will be prorated at closing. In 2022, Tract 1 taxes were \$815.56. Tract 2 taxes were SE4 \$181.14. Tract 3 taxes NW4 were \$1,217.34. Tract 4 taxes were \$350.38, Tract 5: taxes were \$137.50. If applicable, new parcels will be assessed by the Scott County Appraiser and taxed accordingly.

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

GOVERNMENT PROGRAMS: Purchaser to stay in compliance with all US Government programs the property is currently enrolled in. Government payments to follow current F.S.A. guidelines.

EVIDENCE OF TITLE: Seller will provide title insurance to the buyer in the amount of purchase price with the premium to be paid one-half by the Buyer and one-half by the Seller. Preliminary title work will be available on sale day.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. 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.

Lead Base Paint: Home built in 1949. Lead-based paint rules apply.

ACREAGES: All acreage figures are approximate +/- but are populated from a reliable source. All FSA Information is subject to change, included, but not limited to the number of crop land acres, grass acres, base acres, and yields. FSA acreage may not be the same as deeded acres or county appraiser acres. 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 May 1st, 2023 (on or before May 15th if tracts are sold to separate buyers and a survey is required) 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. Due to circumstances beyond Elite Realty Land & Auctions control, concerning Covid 19, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.

SURVEY: In the event that the successful bid on each tract is not made by the same bidder, a survey will be conducted to provide individual legal descriptions sufficient to provide title insurance and conveyance of title to the purchaser of each tract.

POSSESSION: Possession will be taken of Tracts 1-5 immediately after 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.

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Land-Residential-Commercial

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