

LIVE & ONLINE

LAND AUCTION

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Friday, September 6th, 2024 ~ Starting Time: 10:00 A.M. CT

Seller: Fred Family Farm Land LLC

153 +/- Acres Decatur County, KS

Crop Name	Base Acres	PLC Yield
Wheat	53.66	46
Corn	49.94	84

Auction Location: Gateway Civic Center, Oberlin, KS

LAND LOCATION: From Oberlin, KS go 10 miles west on US Hwy 36 to 100th Rd then 8 miles south to the northwest corner of the property. From Atwood, KS go 20 miles east of US Hwy 36, then 8 miles south to northwest corner of the property. Signs will be posted.

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: S17, T04, R30, ACRES 153.52, NW4 LESS R/W.

FSA INFORMATION: 148.00 acres cropland; 5.91 acres waterways/grassland.

GENERAL INFORMATION: This land has been in the Fred Family since 1958. This quality cultivated quarter has great access with very well-kept county roads running on the west and north sides.

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.

CROPS: Buyer to receive landowner's 1/3 share of 2024 corn crop.

TAXES: Seller to pay the 2023 and prior taxes. Purchaser to pay 2024 and future taxes. 2023 taxes were \$1,341.46.

ACCEPTANCE OF BIDS: The successful bidders 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.

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.

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 October 7th, 2024 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 & Auction 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.**

POSSESSION: Possession will be March 1st, 2025. Subject to tenant rights.

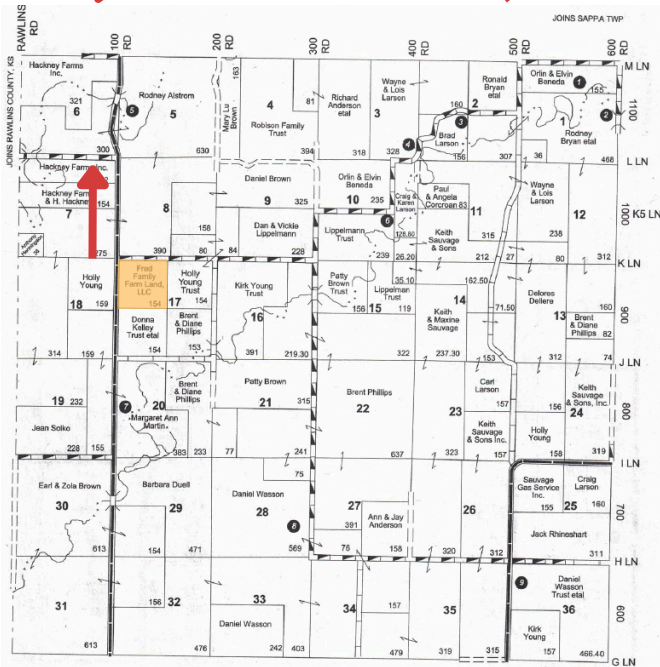
AGENCY DISCLOSURE: Elite Realty Land & Auction is the agent of the seller. If the purchaser desires representation, legal counsel is advised. Announcements made day of sale shall take precedence over printed material.



PHONE BIDDING AVAILABLE!

→ 10 miles to Oberlin, KS

8 miles to HWY 36



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For Details, contact:
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Check our website for more details!