

Land Auction

238.5 acres +/- in Lincoln County, KS

Tuesday, March 12, 2024, 7:00 PM

Webster Conference Center, 2601 N Ohio St, Salina



SW/4 & W/2SE/4 of Section 24-13-6 Lincoln County

- Location: Northeast Corner of 300th Road and Colt Drive
- 109.91 acres +/- crop land
- 112.14 acres +/- native grass pasture
- 16.45 acres +/- waterways and grass
- 2023 Taxes: \$1,969.38 on 238.5 taxable acres
- 111.33 base acres in ARC County
- Wheat base/yield 51.97/44
- Soybeans base/yield 25.73/31
- Grain Sorghum base/yield 33.34/74
- Possession: At closing
- Water and Mineral Interests: All Water and Mineral Interests owned by the Seller will pass with the land to the Buyer.

Seller: H. J. Berkley Trust

Auction conducted by Coldwell Banker APW REALTORS®

Chris Rost, Broker 785-493-2476

Mark Baxa, Auctioneer 785-826-3437

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For More information go to:

<https://chrisrost.cbsalina.com/lincoln-county-land-auction>

scan the QR code for more information



Terms: The successful bidder will pay 10% down the day of the sale as non-refundable earnest money. The successful bidder will sign a real estate contract the day of the sale. Closing will be on April 12, 2024 or on such earlier date as the Buyer and Seller mutually agree. The purchase contract will not be contingent on the Buyer's financing, inspections or appraisal. The Seller will be responsible for all 2023 and prior years real estate taxes and the 2024 taxes will be prorated to the date of closing. Owner's Title Insurance and Escrow fees will be divided equally between the Buyer and Seller. Security 1st Title will be the Escrow Agent and provide Title Insurance. If a lender's title insurance policy is required, it will be at the Buyer's Expense. All statements the day of the sale will take precedence over any printed material. Acreage figures are approximate and there is no guarantee of the acreage figures by the Seller or Coldwell Banker APW REALTORS. All information is from sources deemed reliable, but is not guaranteed. The property will sell "AS-IS" with no guarantees made by the Seller or Coldwell Banker APW REALTORS or its agents. The Buyer is responsible for satisfying themselves with the property and conducting any inspections prior to the auction. Chris Rost and Mark Baxa are acting as Seller's Agents in this transactions. The property is selling subject to the Seller's acceptance of the highest bid.



COLDWELL BANKER
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