



LAND AUCTION



157 acres +/-, Marshall County, KS
Tuesday, November 13th, 2018, 7:00 PM
Auction Location: American Legion
701 N. Locust St, Frankfort, KS
Sellers: Clarence Buhrman & Frances Miller

LEGAL DESCRIPTION: NW1/4 of Section 1, Township 5 South, Range 9, LESS 3 acres, Marshall County, KS.

DIRECTIONS: From Frankfort, travel 1.5 miles east on Utah Rd to 23rd Rd. Turn south and travel 2.5 miles to Yonder Rd. Turn east and travel 1.5 miles and property is on south side of the road.

DESCRIPTION: This property features grassland, cropland, timber and spring fed creek. The parcel offers just what you want in a hunting tract. The acreage consists of a variety of trees to provide cover for deer, turkey and other wildlife. 157 acres +/- containing 17 acres of cropland and 139 acres in native grass. FSA states 17.84 DCP Cropland Acres: 17.80 Total Base Acres with 13.35 Soybean Acres and 4.45 Corn Acres. Soybean & Corn enrolled in ARC County. Soil types are Wymore silty clay loam (35.8%), Tully silty clay loam (23.5%) and Kipson-Sogn complex (40.7%) (Classes 2, 3, 6).

TAXES: 2017 - \$750.07 Taxes will be prorated to the day of closing.

MINERALS: Seller's mineral interest will transfer to Buyer.

POSSESSION: Buyer shall receive possession upon closing.

TERMS: 10% down as earnest money deposit due day of the auction with the balance due on or before closing date of December 13, 2018. The sale is subject to all easements, restrictions of record and leases. All inspections should be made prior to the day of sale. All property is sold on an "AS-IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates is an agent of the Seller.



**GENE
FRANCIS
& ASSOCIATES**
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