

LAND FOR SALE
410 acres +/-, Geary County, KS



Brief Legal Description: SUBS 2 & 3 NW ¼ W ½ SW ¼ LESS that portion North and East of Humboldt Creek of 34-12-7E AND SUB 1 NE ¼ SUB 4 NW ¼ SE ¼ NW 1/3 E ½ SW ¼ SE ¼ of 34-12-7E AND Point of Beginning of the SE Corner NW ¼ North to the NE Corner North to the W ¼ West 620' to SW to Point on North Right of Way LI CO RD that is 620' E West SEC LI SE to S LI NW ¼ East to Point of Beginning of 3-13-7E.

Location: The property is located approximately seven and half miles southeast of Junction City, KS. It is located at Carr Rd and Ridge Rd.

Description: The subject property is made up of 410 acres more or less. It is comprised of native grass, mature timber growth in a small portion of the parcel, ponds, spring and wildlife habitat. There is one fence on the south end in good condition. The other fences are in fair to poor condition. Entrance is off a gravel road. Rural Water could be available to the parcel. This tract is made up of several different soil types. It is class 2, 3, 4, 6 and 7. Approximately 48% of the ground is made up of class 6, Benfield-Florence complex, 5 to 30 percent slopes, approximately 21% is in class 6, Clime-Sogn, 3 to 20 percent slopes, approximately 17% is in class 3, Irwin-Konza silty clay loams, 1 to 3 percent slopes, and the remaining balance is in class 7, 2, and 4 respectively in Clime silty clay loam, 3 to 20 percent slopes, very stony, Kahola silt loam, occasionally flooded, Irwin silty clay loam, 3 to 7 percent slopes.

Minerals: Seller's mineral interest will be conveyed to the Buyer.

Taxes: \$1,066.72 for 2019 taxes. Taxes would be prorated to closing.

Possession: Buyer shall receive possession upon closing.

Terms: The sale is subject to all easements and restrictions of record. All property is sold on an "AS IS WHERE IS" basis with no warranties or guarantees, either expressed or implied. Buyer and Seller will split title insurance and closing fee.

Listed for: \$676,500

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