

GF&A

ONLINE ONLY

LAND AUCTION

ABSOLUTE

THURSDAY, December 14, 2023 • 10:00 AM

506 ± ACRES - COWLEY COUNTY, KANSAS

ONLINE Auction Only: www.gavelroads.com



Tract 1: 154 ± Acres

Legal Description: SW ¼ of 17-33-7E in Cowley Co., KS

Location: At Hwy 15 & 206th Rd in Dexter, KS go east on 206th Rd for ¾ mile. Property is located in the southeast corner of 206th Rd & 251st Rd.

Description: 154 +/- acres with 153.67 acres of farmland, including 88.15 acres of Class 2 and 3 cultivation, with the rest as pasture. The fences are in good condition, and it features sturdy gates, electricity, rural water access, two ponds, scattered groves of trees, and an old farmstead.



Tract 1: 154 ± Acres

Tract 2: 156 ± Acres

Legal Description: NE ¼ of 15-33-7E in Cowley Co., KS

Location: At Hwy 15 & 206th Rd in Dexter, KS go east on 206th Rd for 3 ¾ miles. Property is located in the northwest corner of 206th Rd & 281st Rd.

Description: 156 +/- acres of pasture with four ponds, electricity, and rural water access. The fences are average, and there are scattered trees.



Tract 2: 156 ± Acres

Tract 3: 196 ± Acres

Legal Description: SE ¼ & SE ¼ SW ¼ in Cowley Co., KS

Location: At Hwy 15 & 206th Rd in Dexter, KS go east on 206th Rd for 4 ¾ miles. Travel ½ mile north on 291st Rd & ½ mile east on 202nd Rd.

Description: 196 +/- acres with 194.57 acres of farmland, including 61.14 acres of Class 2 cultivation currently in brome hay. The balance is pasture. It has average fencing, electricity, rural water access, and two ponds.



Tract 3: 196 ± Acres

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

Possession: Possession will be upon closing. Seller reserves all 2023 crops.

Taxes: 2022 Taxes: Tract 1 \$1,675.22, Tract 2 \$576.64, Tract 3 \$835.28. Taxes will be prorated to the date of closing.

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$20,000.00; Tract 2: \$20,000.00; Tract 3: \$20,000.00 with the balance due on or before January 12, 2024. The property is selling in "as is" condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer's responsibility to have any and all inspections completed prior to bidding. 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 the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller.

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