

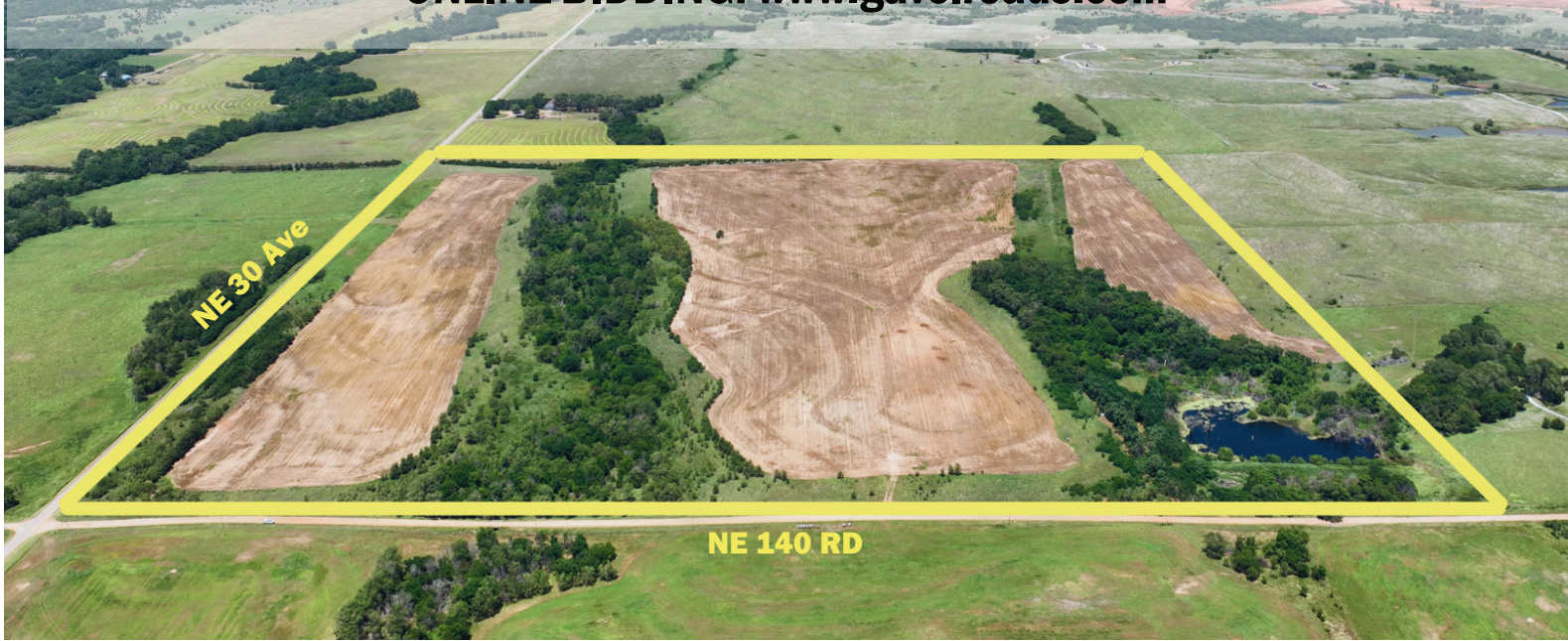
# GF&A

# ABSOLUTE • LIVE & ONLINE LAND AUCTION

**Thursday, August 8, 2024 • 11:00 AM**

**LIVE LOCATION: Westview Lodge Event Center, 1300 N Westview, Harper, KS**

**ONLINE BIDDING: [www.gavelroads.com](http://www.gavelroads.com)**



## 156± ACRES - HARPER COUNTY, KANSAS

This exceptional 156-acre property in Harper County offers several attractive features. It includes a pond, blacktop frontage, and available electricity for easy access. The land features wildlife buffers and a dry creek that lies between the open farmland, creating an excellent hunting habitat amid dense trees. Willow trees enhance the landscape's natural beauty. According to FSA, 84.52 acres are designated for dryland cultivation. This area is known for exceptional whitetail hunting.



**Legal Description:** The Southwest Quarter (SW ¼) in 9-31-6W in Harper Co., KS (full legal description to be described by Security 1st Title)

**Location:** From Harper, KS travel northeast on K-2 for 3 miles. Travel north on NE 30 Ave for 3 miles.

**Soil Types:** 84% Class 3 Shellabarger fine sandy loam, 3-6% slopes; 9% Class 6 Woodward-Port complex, 0-20% slopes, & 7% Class 2 Shellabarger fine sandy loam, 1-3% slopes

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

**Wind Rights:** Seller's interest will pass to the Buyer. Property currently has a 40-year wind lease.

**Possession:** Possession of the cultivation will be after 2025 summer wheat harvest. Buyer will receive 1/3rd of the crop and be responsible for 1/3rd of the fertilizer, chemicals, and crop insurance.

**Taxes:** 2023 Taxes are \$661.50. Security 1st Title will prorate taxes to the date of closing.

**Terms:** \$20,000 Earnest money required and shall be paid the day of the auction with the balance due on or before September 6, 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. If necessary, financing needs to be arranged and approved before the auction.



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