

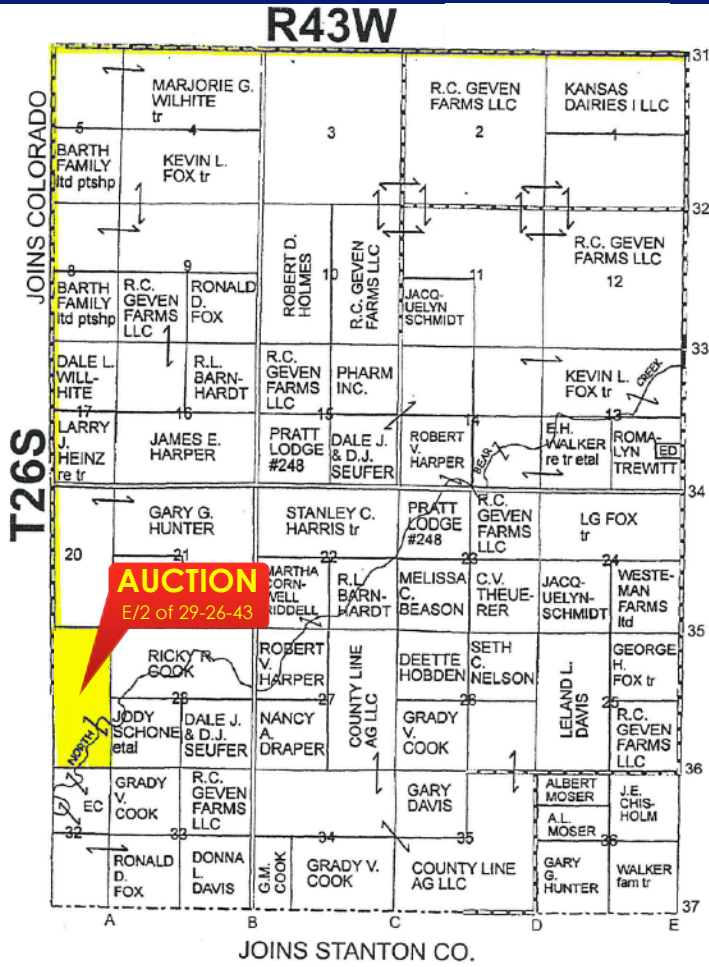
Private Auction

273 Acres

Grass & Cropland

Hamilton County, Kansas

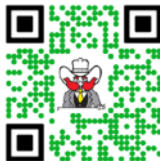
14 south and 15 west of Syracuse



Bidding will not end prior to **April 2, 2024**



Faulkner
REAL ESTATE, INC



Call Associate Broker: **Leslie Koehn 620-952-0256**

Learn the high bid & bid by phone: 620-356-5808

More information at: www.faulknerrealestate.com

Bidding will not end prior to **April 2, 2024**

Directions: From Syracuse, KS; go 10 miles south on HWY 27 to Rd 31, 15 west to state line and 4 south to the northwest corner. (Signs posted)

Legal Description: Surface Rights in the Lots One, Two Three & Four (1,2,3 & 4) and the East-Half of the East-Half (E/2 of E/2) of Section 29-26-43, Hamilton County, Kansas.

Acres: 273+/-

Taxes: \$351.87

Water Rights: None.

Mineral Rights: None included.

Tenant: David Walker- call for details.

Possession: Subject to rights of Tenant.

Crops: 65 acres cropland- all land currently grazed.

Fence: none. **Water:** Abandoned windmill.

Soils: 35% Buffalow Park-Ulysses silt loams 1-3% slope, 30% Richfield silt loam 0-1% slope, 28% Otero-Vona complex 5-15% slope and 6% Ulysses silt loam 1-3% slope.

Note: Call today to learn the current high bid or to place your bids by phone!



FSA Information, Soils Maps, etc.
available at www.faulknerrealestate.com

READ THESE IMPORTANT TERMS & BID ACCORDINGLY: Selling by *Private Auction* through Mark Faulkner, Broker, Faulkner Real Estate, Inc. Broker represents Seller as Seller's agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no agency relationship. Successful bidder will sign contract and deposit 10% earnest money with **Frazer Abstract** as escrow and closing agent. Seller and Buyer will split the cost of title insurance and closing fee. Real Estate taxes will be prorated to the date of closing. Final sales price will be figured on the acreage published regardless of actual acreage. Buyer to verify accuracy of acreage and bid accordingly. Settlement will occur on or before **Thursday May 9, 2024. Announcements during sale take precedence over published information.** Selling subject to owner confirmation. Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding. NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to condition, well performance, noxious weeds, acreages, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or Faulkner Real Estate, Inc.