

FOR SALE

320 Acres

Dryland & Pasture

Finney County, Kansas

1 north & 4-1/4 east of Plymell



Offered for: \$2,975/acre



Faulkner
REAL ESTATE, INC



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

More information at: www.faulknerrealestate.com

Land specialists in Kansas - Colorado - Oklahoma

Directions: From Plymell; go 1 mile north to Parallel RD, then 4-1/2 east to the southwest corner (signs posted).

Legal Description: Surface and Water Rights ONLY in and to the East-Half (E/2) of Section 36-25-32, Finney County, Kansas.

Bidding acres: 320

2025 Taxes: \$5,763.68 (currently taxed with W/2)

Possession: Upon closing.

Tenant: None. **Mineral Rights:** None included.

Crops: See map below. 100% of crop and associated expenses will go to Buyer at closing.

Irrigation Equipment: None included.

Water Right: No irrigation water rights are included in the sale.

Soils: Approximately 32% Vona loamy fine sand 0-5% slope, 28% Otero-Ulysses complex 0-5% slope, 17% Manter fine sandy loam 1-3% slope and similar. Soils aeriels are available on our website.



READ THESE IMPORTANT TERMS & BID ACCORDINGLY: Selling through Leslie Koehn, Associate 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 Buyer will sign contract and deposit 10% earnest money with **First American Title in Garden City** 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 offer accordingly. **Announcements during sale take precedence over published information.** NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to offering 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.