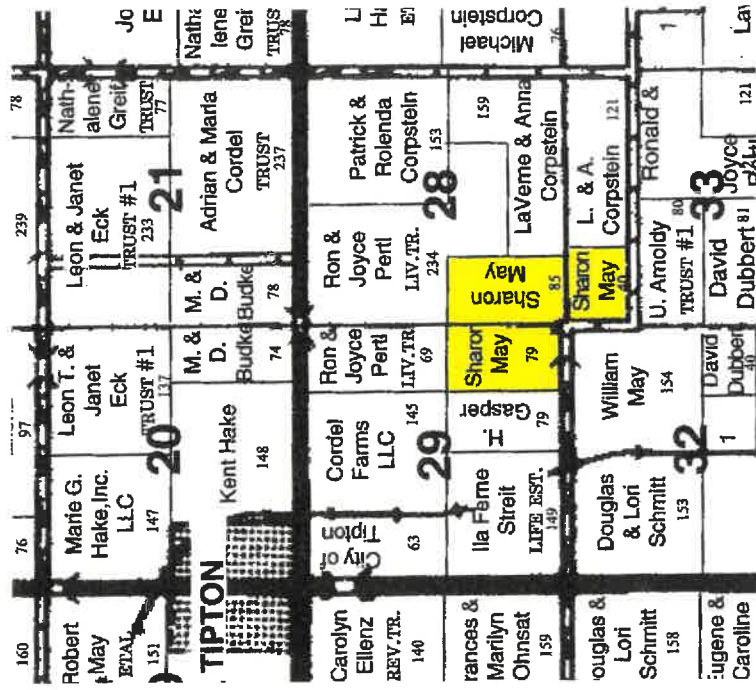


LAND AUCTION

200 +/- Acres Mitchell County, KS

THURSDAY, AUG. 11, 2022 • 2:00 P.M.

Sale Location: Tipton Community Center, Tipton, KS



PRIME HUNTING LAND!! DEER, TURKEY & UPLAND GAME

ABBREVIATED LEGAL: 200 (+/-) Acres West Half of SW Quarter (W/2 SW 4) of Section Twenty-eight (28) Township Eight (8) South, Range Ten (10) West of the 6th P.M., Mitchell County, Kansas. East Half of the SE Quarter (E/2 SE/4) of Section Twenty-nine (29), Township Eight (8) South, Range Ten (10) West of the 6th P.M., Mitchell County, Kansas. NW Quarter of the NW Quarter (NW/4 NW/4) of Section Thirty-three (33), Township Eight (8) South, Range Ten (10) West of the 6th P.M., Mitchell County, Kansas.

ACREAGE BREAKDOWN: Total Farm Land Acres 200 (+/-) Acres {Cropland Acres: 110.64 +/-} {CRP, Pasture & Creek Acres: 89.36 +/-}

CURRENT TENANT'S PLANS & BUYER POSSESSION: 110.64 Cropland acres planted to soybeans this year. Possession for new buyer will be after fall harvest 2022. Possession of CRP, Pasture & Creek will be December 1, 2022. Mineral Rights: All Seller's Interest will be transferred to the buyer.

TAXES: 2022 Taxes were \$2,193.30. Seller will be responsible for 2022 real estate taxes & all prior years. 2023 real estate taxes will be paid by the buyer.

TERMS: 10% of the purchase price as down payment day of auction, the balance will be due upon closing on or before October 1, 2022. The down payment will be escrowed with Ellis County Abstract. Title insurance will be used, the cost will be split 50/50 between the seller & buyer. Closing cost will be split 50/50 between the seller & buyer.

SELLERS: ROBERT & SHARON MAY

Sale Conducted by:

REMUS REAL ESTATE

Cawker City, KS

C.W. Remus, Broker - 785-545-8650

Auctioneers: Terry Zimmer & Curt Marshall