

115+- ACRES WALNUT RIVER TILLABLE BOTTOM
GROUND, COWLEY COUNTY, KANSAS

AUCTION

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Tuesday, July 26, 2022 • 6:00 P.M.

AUCTION LOCATION: THE FARM AT QUAIL VALLEY: 9315 194TH DR, WINFIELD, KS 67156
LESLIE D. GRANT, SELLER



PROPERTY DESCRIPTION: 115+- acres of 100% Walnut River tillable bottom ground located southeast of Winfield and northeast of Arkansas City in Cowley County, Kansas. Productive tillable farm in this region rarely becomes available on the public market, so take advantage of this unique opportunity to Invest In Land!

FIRST RIGHT OF REFUSAL: Three family members have a right of first refusal for 60 days following the auction. If that right is exercised in the allotted time, high bidder shall be returned their earnest money.

LEGAL DESCRIPTION: Lot 1, also described as the Northeast Quarter of the Northeast Quarter of Section 1, Township 34 South, Range 4 East of the 6th P.M., Cowley County, Kansas AND Lots 3 and 4, also described as the North Half of the Northwest Quarter of Section 6, Township 34 South, Range 5 East of the 6th P.M., Cowley County, Kansas

2021 REAL ESTATE TAXES: \$1776.02

LAND LOCATION: From HWY 77 between Winfield and Arkansas City, east on 242nd Rd 5 1/4 miles.



TERMS: Earnest money amount is \$50,000 and due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before October 26, 2022. Closing fee and title insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is not selling subject to financing, inspections, or appraisal. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.

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