

120+- ACRES SOUTH OF CONWAY SPRINGS IN  
SUMNER COUNTY, KANSAS

# AUCTION

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**Wednesday, October 25, 2023 • 6:00 P.M.**

**AUCTION LOCATION: Conway Springs Community Building**

310 W. Spring, Conway Springs, KS 67031

ALVINA E. AST REVOCABLE TRUST, SELLER



**PROPERTY DESCRIPTION:**

120+- acres of tillable farm ground south of Conway Springs in Sumner County Kansas. There is blacktop frontage all along the east boundary, and township gravel road along a portion of the north boundary. This property presents a great opportunity to invest in agriculture and/or a potential future home building site.

**LEGAL DESCRIPTION:** The South Half of the Northeast Quarter of Section 9, Township 31 South, Range 3 West, Sumner County Kansas; AND The East One-fourth of the Northwest Quarter of Section 9, Township 31 South, Range 3 West, Sumner County Kansas.

**LAND LOCATION:** From Conway Springs, 1½ miles south on HWY 49.

**2022 REAL ESTATE TAXES:** \$336.72

Online Bidding Available



**TERMS:** Bidding will be by the acre, your bid times 120 to determine the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked above and be purchasing the property subject to the preliminary title search report also linked above. Non-refundable earnest money is \$35,000 and due at the conclusion of the auction, with the balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before November 27, 2023. 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 selling "as is", not 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. Boundary lines, acreages, and fence lines are not guaranteed. All pertinent information is available upon request. It will be your bid times the acreage to arrive at contract price.

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