

134.4 ACRES WEST OF NEWTON,
HARVEY COUNTY, KANSAS

AUCTION

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Tuesday, April 30, 2024 • 6:00 P.M.

AUCTION LOCATION: Sand Creek Event Center, 1601 S. Anderson, Newton, KS 67114
THE ESTATE OF ELEANOR K. SCHIRER, SELLER

Online Bidding Available



PROPERTY DESCRIPTION: 134.4 taxable acres west of Newton in Harvey County, Kansas. Soils are nearly 100% Class I and Class II. Access is blacktop Ridge Rd along the east boundary, and township road along the south. The northwest portion of the property is currently planted to wheat, which will be followed by double crop soybeans. The northeast portion of the property will be planted to corn, with the balance south of the RR to be planted to soybeans. On all of the 2024 crops, the Buyer shall receive 1/3 of the crop and be responsible for 1/3 of any chemical or fertilizer applications. If you are looking for quality tillable farm ground with great access, take a look at this opportunity to Invest In Land!

LEGAL DESCRIPTION: The Southeast Quarter (SE/4) of Section Twenty-eight (28), Township Twenty-three (23) South, Range One (1) West of the 6th P.M., Harvey County, Kansas, EXCEPT the East 10 acres of the North 920.95 feet thereof.

LAND LOCATION: From Newton west 2 miles on HWY 50 to Ridge Rd., south 5/8 mile to the property.

2023 REAL ESTATE TAXES: \$1,739.10



TERMS: It will be your bid times 134.4 to arrive at the contract price. There is no Buyers Premium. Earnest money is \$50,000 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 May 30, 2024. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, rights of way, and Seller confirmation. 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. Fence lines, boundaries, and acreages are not guaranteed. 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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