

78.8 ACRES HARVEY COUNTY, KANSAS LAND
BETWEEN WHITEWATER & NEWTON

AUCTION

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Tuesday, December 17, 2024 • 6:00 P.M.

AUCTION LOCATION: American Legion, 100 E. Topeka, Whitewater, KS 67154
MARVIN ENTZ ESTATE

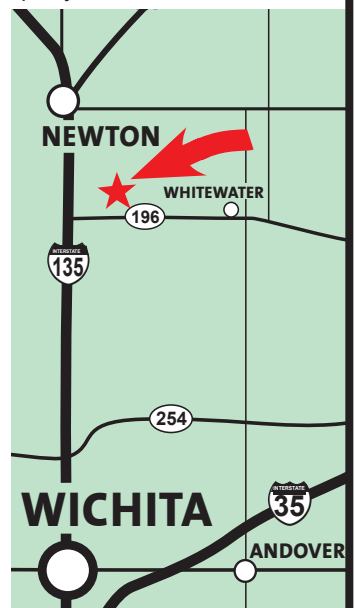


PROPERTY ADDRESS: 5604 S Oliver Rd., Newton, KS 67114

PROPERTY DESCRIPTION: 78.8 acre combination farm west of Whitewater and southeast of Newton in Harvey County, Kansas. With a combination of tillable farm ground, pasture, trees and improvements this land offers an opportunity for a future homestead, or allows you to start or expand your farming and livestock operation. Electric is provided by Butler REC, there is a working water well near the improvements, a windmill and water well located at the east center of the property, an additional water well for the garden near the improvements and a 5" rural water line across the road all along Oliver! Access is excellent with Oliver all along the west boundary and SE 60th all along the south boundary, just 1 mile from blacktop HWY 196.

LEGAL DESCRIPTION: The West Half (W/2) of the Southwest Quarter (SW/4) of Section Twelve (12), Township Twenty-four (24) South, Range One (1) East of the 6th P.M., Harvey County, Kansas

LAND LOCATION: From 135 north of Wichita, east on HWY 196 2½ miles to Oliver, north 1 mile to the property.



TERMS: We will be selling this property by the acre, your bid times 78.8 to arrive at the contract price. There is no Buyers Premium. Earnest money in the amount of \$25,000 is 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 January 17, 2025. 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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