

77 ACRES MCPHERSON COUNTY KANSAS PREMIUM
TILLABLE FARM GROUND NEAR GOESSEL

AUCTION

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Tuesday, November 2, 2021 • 6:00 P.M.

AUCTION LOCATION: Wheat Hall Building

200 N Poplar, Goessel, KS 67053

ANDREW C. REGIER AND CAROLYN K. REGIER, SELLERS



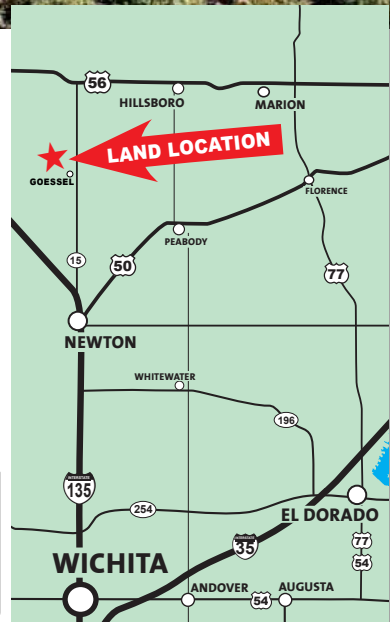
PROPERTY DESCRIPTION: 77 acres of highly productive tillable farm ground. Great opportunity to purchase premier property in a great location with excellent access. 100% soils are Goessel Silty Clay, 0 to 1 percent slope. Make plans to attend this auction if you are looking to add to your existing farm operation or simply looking to Invest In Land!

LAND LOCATION: From Goessel Kansas, west 2 miles on 120th St (becomes Cheyenne Rd) to 29th Ave, north 1¼ mile to the property.

LEGAL DESCRIPTION: The North Half of Southwest Quarter of Section 36, Township 20 South, Range 1 West of 6th P.M., EXCEPT tract described as commencing at the Southwest Corner of Southwest Quarter thence North 1611.4 feet to point of beginning; thence East 90°0' a distance of 561.8 feet; thence North 90°0' a distance of 193 feet; thence West 90°0' a distance of 174 feet; thence South 26 feet; thence West 387.8 feet to West line of said Southwest Quarter; thence South 167 feet to point of beginning, McPherson County, Kansas.

2020 REAL ESTATE TAXES: \$714.86

TERMS: Earnest money is \$25,000 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 December 2, 2021. 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 or inspections. 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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