

LAND AUCTION — 40 ACRES
WEST OF OSAWATOMIE, MIAMI COUNTY, KS

AUCTION

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Thursday, September 5, 2019 • 6:00 P.M.

AUCTION LOCATION: ON-SITE

DONALD D. STUBER, SELLER



PROPERTY DESCRIPTION:

40+- acres located on the Miami/Franklin County line. This parcel consists of approximately 32.5 acre of tillable, and the balance in brome. Blacktop frontage and a rural water meter make this an excellent investment or future home building site. The 2019 wheat crop yielded 48 bushels/acre, and there is currently double crop soybeans growing. Great location and great opportunity to Invest In Land!



LEGAL DESCRIPTION: The Northwest 1/4 of the Southwest 1/4 of Section 11, Township 18, Range 21, Miami County, Kansas, EXCEPT THAT PART CONVEYED TO MIAMI COUNTY, KANSAS IN BOOK 152 DEEDS PAGE 356 FOR HIGHWAY PURPOSES. Subject to any other part thereof in roads.

2018 REAL ESTATE TAXES: \$570.84.

LAND LOCATION: From Osawatomie KS, 4½ Miles West on John Brown HWY.

TERMS: A 10% buyers premium will be added to the high bid to determine the contract price. \$20,000 earnest money will be 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 7, 2019. 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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