

542.81
ACRES (+/-)

OSBORNE COUNTY REAL ESTATE AUCTION

Tuesday, February 27, 2024

**Sellers: LORI GAREY
ANDERSON LAND TRUST**

Location: Senior Center Building,
514 Morgan Ave., Downs, Kansas.

Sale Time: 2pm

Tract # 1

Contains 78.99 acres of cropland (+/-)

Legal: The South-half (S1/2) of the Southeast Quarter (SE1/4) of Section Twenty-Nine (29), Township Six (6) South, Range Thirteen (13). West of the Sixth Principal Meridian, Osborne County, Kansas.

Bases: Wheat 42.50, Corn 1.60, Grain Sorghum 19.0, Barley 0.30

Taxes: 2023 Taxes \$ 251.80



Terms: All land will be sold by total acres. Buyer and Seller will enter into a written purchase agreement with 10% earnest money due the day of the auction. Seller will provide merchantable title by a Trustees Deed with Title Insurance. Cost of title insurance policy and Escrow closing fees shall be a 50/50 split between Buyer and Seller.

Agency Discloser: Oliver Realty and Auction LLC, (Lee Oliver, Broker & Auctioneer) is agent of Seller and is working for the Seller and not working for the Buyer. Any information given to Broker by the Buyer will be disclosed to the Seller.

Possession: The Buyer shall be granted possession on all open ground at the time of closing. All ground planted to the 2024 wheat crop will be after harvest or August 1, 2024 whichever occurs first. Buyer will receive the landlords share of 2024 wheat crop and be responsible for 1/3 share of fertilizer expenses. Buyer will receive 1/3 of 2024 Government payment in place if any.

Escrow Agent: Colliers Abstract & Title Inc., Smith Center, Kansas, will be the escrow agent in the closing of this transaction.

Taxes: Buyer will be responsible for the 2024 Real Estate Taxes.

Closing: Closing on or before April 10, 2024, unless additional time is required to meet valid title requirements, if any.

Minerals: All Minerals are believed to be intact and will pass to the Buyer.

Auction Firm Note: All statements or presentation made herein are believed to be correct, however the Auction firm makes no Warranties either expressed or implied. All inspections shall be made entirely by the Buyer, prior to the auction, at the Buyers Expense. All information was obtained from the Osborne County Farm Service Center, and Osborne County Court House. Announcement's day of sale takes precedence over any written material.

Tract # 2

Contains 79.32 acres (+/-) 77.89 of cropland,
Balance Timber & Native Grass

Legal: The North-half (N1/2) of the Southeast Quarter (SE1/4) of Section Sixteen (16), Township Six (6) South, Range Fourteen (14). West of the Sixth Principal Meridian, Osborne County, Kansas.

Bases: Wheat 43.60, Corn 1.60, Grain Sorghum 19.50, Barley 0.30

Taxes: 2023 Taxes \$ 950.14



Tract # 4

Contains 152.57 acres of cropland (+/-)

Legal: Northeast Quarter (NE1/4) of Section Eight (8), Township Six (6) South, Range Fourteen (14). West of the Sixth Principal Meridian. Osborne County, Kansas.

Bases: Wheat 80.53, Corn 10.45, Soybeans 4.12

Taxes: 2023 Taxes \$ 1,864.86



Tract # 3

Contains 80.49 acres (+/-);
78.32 acres Cropland, 2.17 Native Grass

Legal: The South-One half (S1/2) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Seven (7) South, Range Fourteen (14) West of the Sixth Principal Meridian. Osborne County, Kansas.

Bases: Wheat 43.20, Grain Sorghum 15.80

Taxes: 2023 Taxes \$ 1,170.16



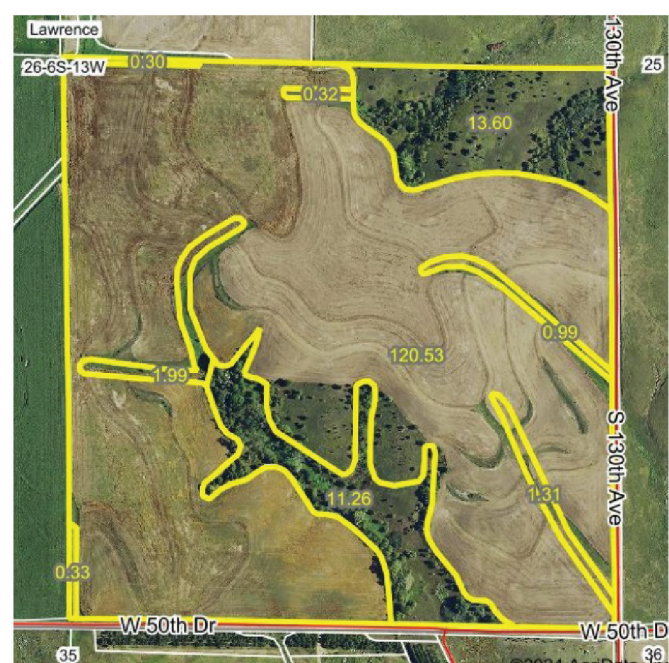
Tract # 5

Contains 151.44 (+/-) -125.77 acres of cropland,
25.67 acres of Timber & Tame Grass.

Legal: The Southeast Quarter (SE1/4) of Section Twenty-Six (26), Township Six (6) South, Range Thirteen, (13) West of the Sixth Principal Meridian, Osborne County, Kansas.

Bases: Wheat 69.50, Corn 2.60, Grain Sorghum 31.10, Barley 0.50

Taxes: 2023 Taxes \$ 1,425.50



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