

627.71 Acres (+/-)

SMITH & OSBORNE COUNTY REAL ESTATE AUCTION

Sellers: GAREY-ANDERSON LAND TRUST, LORI G. ANDERSON TRUSTEE

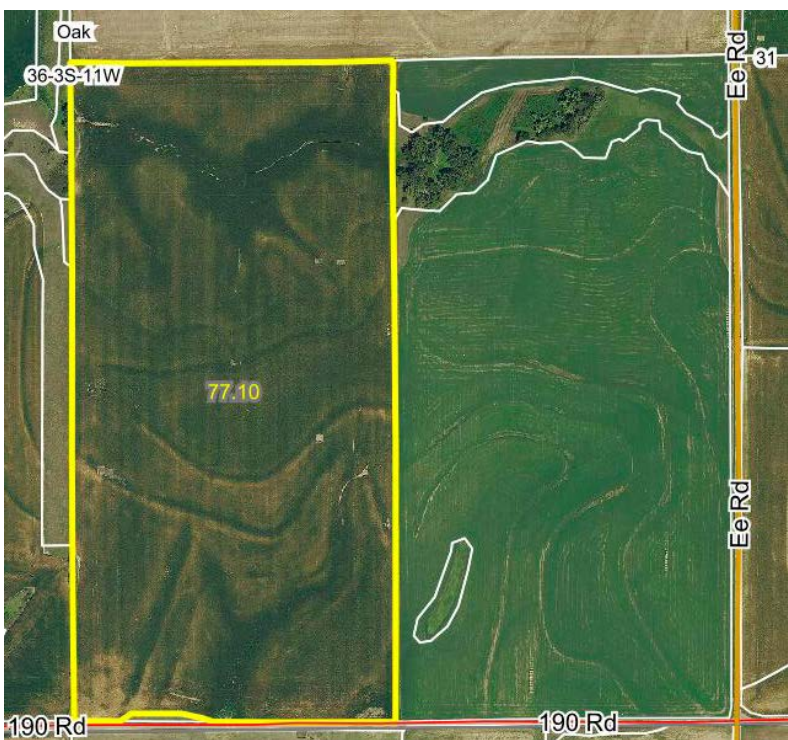
Location: Western Plains Village Community Room, 501 West 3rd St., Smith Center, Kansas.

Date: Tuesday, December 10, 2024 • **Sale Time:** 2 p.m.

Tract # 1 Contains 156.60 acres (+/-) all Cropland,
Legal: Southwest Quarter (SW1/4) of Section Nine (9),
Township Three (3) South, Range Thirteen (13), West of
the Six Principal Meridian, Smith County, Kansas.
Bases: Wheat 78.70, Corn 6.27, Grain Sorghum 26.10,
Soybeans 12.03
Cash Rent for 2025 \$ 18,860.40



Tract # 2 Contains 78.30 acres (+/-) all Cropland,
Legal: The West-half (W1/2) of the Southeast Quarter
(SE1/4) of Section Thirty-six (36), Township Three (3)
South, Range Eleven (11). West of the Sixth Principal
Meridian, Smith County, Kansas.
Bases: Wheat 38.72, Corn 3.08, Grain Sorghum 12.85.
Soybeans 5.92
Cash Rent for 2025 \$ 9,252.00



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 Disclosure: 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 March 1, 2026. Buyer will receive all the cash rent for the year of 2025. Rent will be paid in 2 payments, 1st payment on May 1, 2025 2nd payment on November 1st 2025.

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

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

Closing: Closing on or before February 19, 2025, 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.

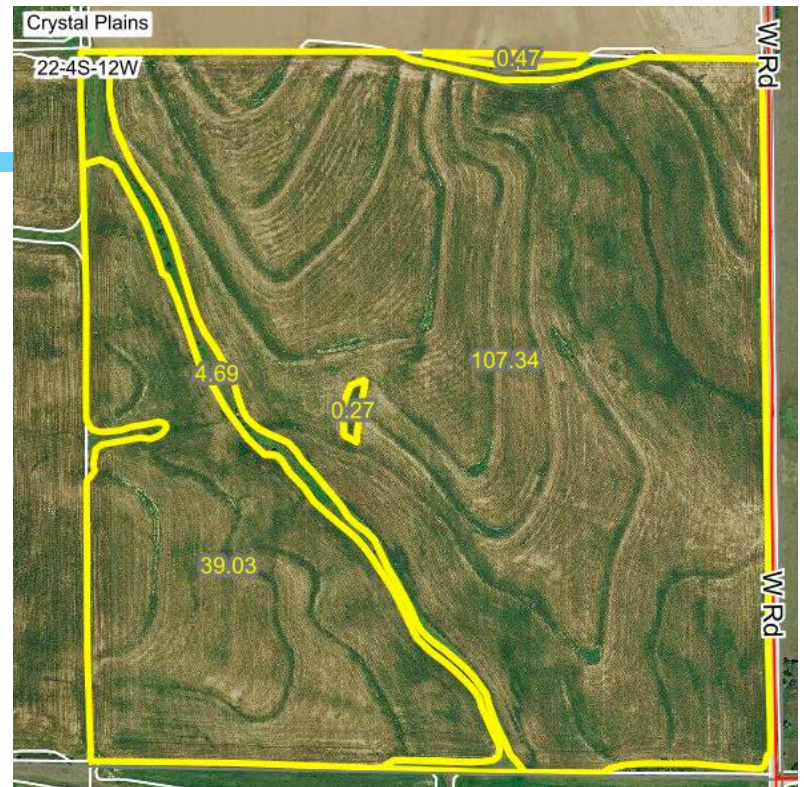
Auction Firm Note: All statements or representations made herein are believed to be correct, however the Auction firm makes no Warranties either expressed or implied. All inspections shall be made entirely by the Buyer, prior to the auction, at the Buyers Expense. All information was obtained from the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

Tract # 3 Contains 153.80 acres (+/-), 148.50 acres Cropland, 5.3 acres Native & Tame Grass

Legal: Southeast Quarter (SE1/4) of Section Twenty-two (22), Township Four (4) South, Range Twelve (12) West of the Sixth Principal Meridian. Smith County, Kansas.

Bases: Wheat 73.54, Corn 5.85, Grain Sorghum 24.40. Soybeans 11.24

Cash Rent for 2025 \$ 17,563.20



Tract # 4 Contains 161.60 acres, 148.70 of cropland (+/-) 12.90 acres Native & Tame Grass

Legal: Southeast Quarter (SE1/4) of Section Eighteen (18), Township Five (5) South, Range Twelve (12) West of the Sixth Principal Meridian. Smith County, Kansas.

Bases: Wheat 76.46, Corn 6.09, Grain Sorghum

Cash Rent for 2025 \$ 18,220.80



Tract # 5 Contains 77.41 (+/-) 77.41 acres of cropland
Legal: South-half of Northeast Quarter (S1/2 NE1/4) Section Fourteen (14), Township Six (6) South, Range Eleven (11) West of the Sixth Principal Meridian, Osborne County, Kansas.

Bases: Wheat 73.54, Corn 5.85, Grain Sorghum 24.40. Soybeans 11.24

Cash Rent for 2025 \$ 9,110.40



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