

153.3 Acres (+/-) SMITH COUNTY REAL ESTATE AUCTION

Sellers: **ELAINE F. HAMILTON ESTATE**
Location: Western Plains Village Community Room,
501 West 3rd St., Smith Center, Kansas.

Tuesday, January 11, 2022
Sale Time: 10:30am

**Tract Contains 153.3 acres (+/-)
91.8 acres of cropland.**

Legal; South One-half of the Southwest Quarter (S1/2 of SW1/4) of Section Fourteen (14) Township One (1) South, Range Thirteen (13) West of the Sixth Principal Meridian, Smith County, Kansas, **AND** North One-half of the Northwest Quarter (N1/2 of NW1/4) of Section Twenty-three (23), Township One (1) South, Range Thirteen (13) West of the Sixth Principal Meridian, Smith County, Kansas.

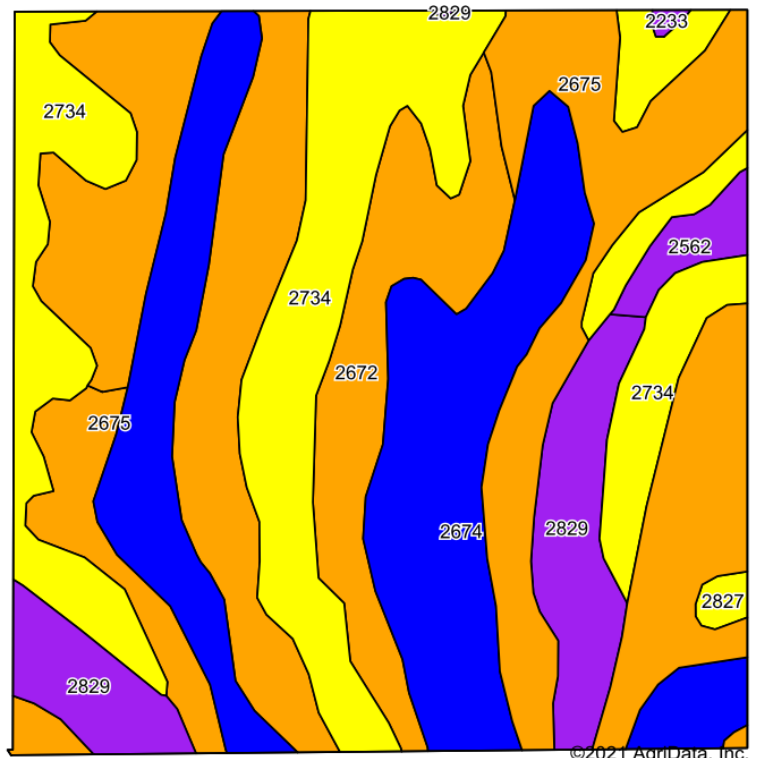
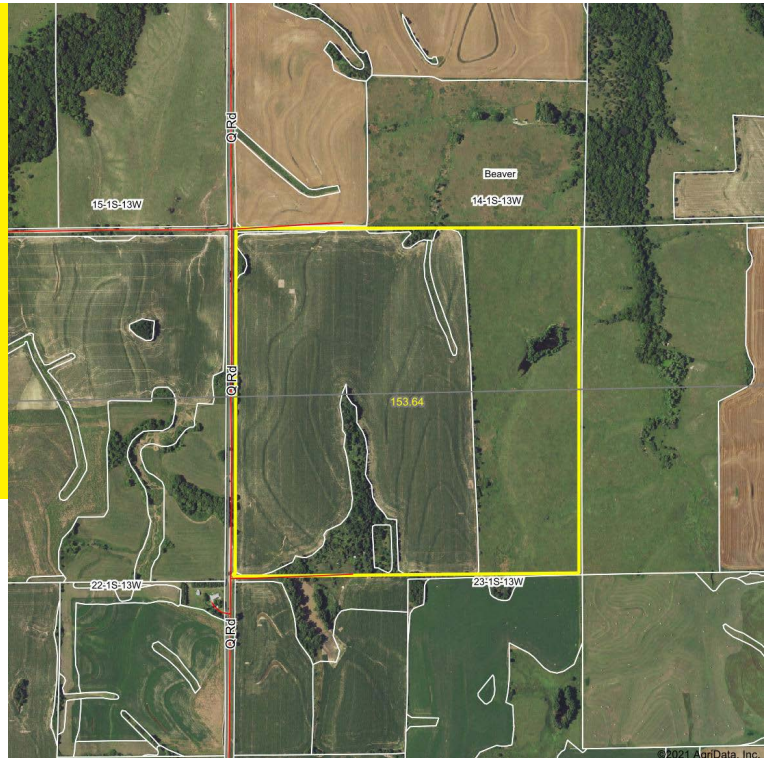
Bases:

Wheat -- 11.92 • Corn -- 4.38
Sorghum -- 16.15 • Soybeans -- 32.35

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 an Executrix 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 March 1st, 2022, on all open ground. Possession on acres planted to wheat will be after the 2022 harvest or August 1, 2022. Buyer will receive all 2022 cash rent in the amount of \$ 6,504.00.



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 2022 Real Estate Taxes.

Closing: Closing on or before March 1, 2022, 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 Smith County Farm Service Center, and Smith County Court House. Announcement's day of sale takes precedence over any written material.

**For a complete sale bill go to
Oliverauction.com or Contact
Oliver Realty & Auction,
Lee Oliver, Broker & Auctioneer
at 785-282-6733 or 785-282-0607**

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