

**162.69**  
Acres  
(+/-)

# OSBORNE COUNTY REAL ESTATE AUCTION

**Tuesday, May 22, 2018 • 10:00 a.m.**

**Auction Location: American Legion Hall, Alton, Kansas.**

**LEGAL:** South One-Half of the Northeast Quarter & North One-half of the Southeast Quarter, Section Twelve (12), Township Six (6) South, Range Fifteen (15), West of the 6th Principal Meridian, Osborne County, Kansas, Grant Township. Land is located at West 10th drive & 240th Ave. Signs are on the property.

152.05 total crop acres. All planted to Wheat at this time

**BASES**

|               |        |
|---------------|--------|
| Wheat         | 75.91  |
| Grain Sorghum | 39.78  |
| Soybeans      | 20.50  |
| Total Bases   | 136.22 |

**TERMS:** All land will be sold by total acres. Buyer and Seller will enter into a written purchase agreement with 20% percent earnest money due the day of the auction. Escrow fees will be a 50/50 split. Seller will provide merchantable title by a Warranty Deed with Title Insurance. Cost of title insurance policy shall be 50/50 split between Buyer and Seller. Any and all Announcements the day of auction take precedence over anything written or implied.

**POSSESSION:** Buyer will receive all the Cash rent for 2018. Buyer will take possession after the 2018 harvest or August 1st, whichever occurs first.

**ESCROW AGENT:** Gregory Abstract and Title Co., Inc., Paul Gregory, will be the escrow agent in the closing of this transaction.

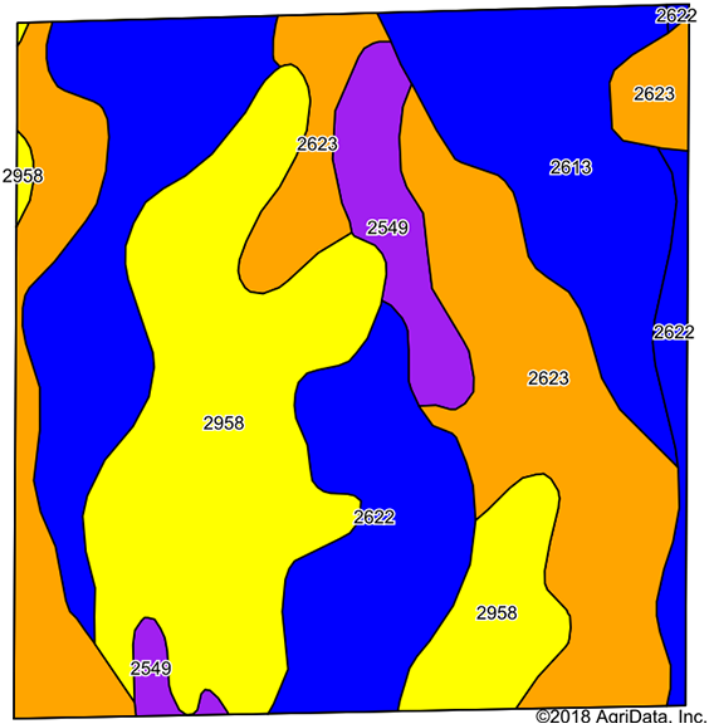
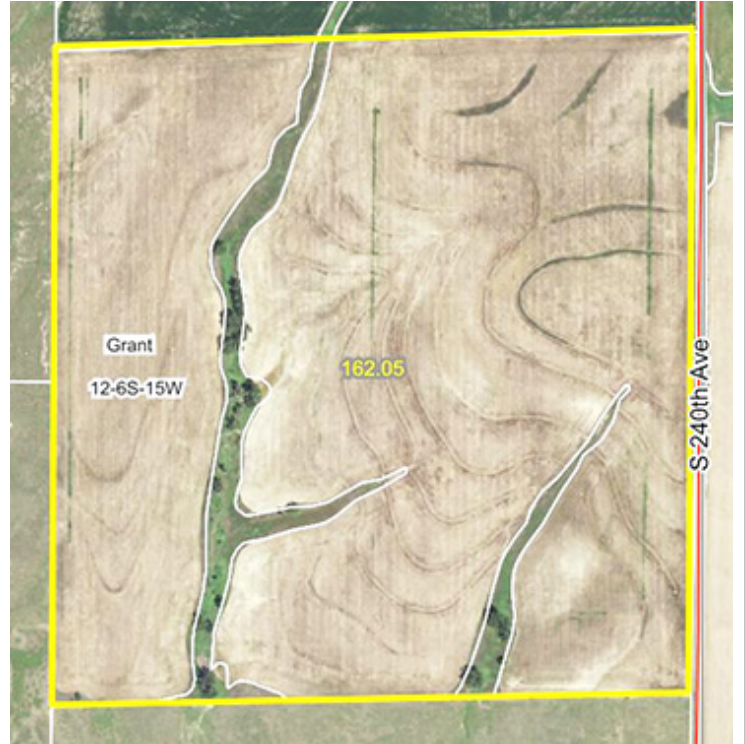
**TAXES:** Seller will pay all the 2017 taxes and prior years. 2018 taxes and thereafter will be the responsibility of the Buyer.

**CLOSING:** Closing on or before June 22, 2018 unless additional time is required to meet valid title requirements, if any.

**AGENCY DISCLOSURE:** Oliver Realty and Auction, (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.

**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 Buyer's Expense. All information was obtained from the Osborne County Farm Service Center, USDA Natural Resources Conservation Service, Surety Mapping System and Osborne County Court House.



**Sellers: William Cabell  
Grayson Jr. & Susan  
(Garey) Grayson**

For a complete sale bill, go to [Oliverauction.com](http://Oliverauction.com)  
or Contact Oliver Realty & Auction, Lee Oliver,  
Broker & Auctioneer at 785-282-6733 or 785-282-0607.

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