

62+/-
Acres

JEWELL COUNTY, KS LAND AUCTION

Wednesday, May 15, 2024

PHONE AUCTION STARTING AT 1 PM.

Contact Matt Becker at 785-648-0226 prior to May 15 to pre-qualify & register for bidding.



LEGAL DESCRIPTION: A tract of land located in S32, T01, R09W Walnut Township, Jewell County, KS (see survey for exact legal description)

LOCATION: 3 miles north of Burr Oak, KS on Hwy 128 and 2 miles west on Y road. Located on the northwest corner of the intersection of Y Rd and 90 Rd.

DESCRIPTION: 62.14 +/- acres of cropland (ground is "open" and ready for immediate possession).

AUCTION TERMS: Buyer and Seller will enter into a written purchase agreement with 10% of the purchase

price due the day of the sale. Balance due in certified funds at closing on June 26, 2024. Seller will provide merchantable title by a Warranty Deed with Title Insurance. Cost of title insurance and escrow closing fees will be split 50/50 between Buyer and Seller. Taxes will be prorated as of the closing date.

POSSESSION: Buyer shall be granted possession after signed contract and earnest money are received. 49% of mineral rights shall remain with the Seller and 51% of the mineral rights shall pass with the land to the Buyer.

ESCROW AGENT: Miller Law and Title. Mankato, KS will be the escrow and closing agent for the sale.

AGENCY DISCLOSURE: Warne Real Estate is working for the seller as a Seller's agent and does not represent the buyer. Any information given to Broker by the Buyer will be disclosed to Seller. This auction sale is not contingent on the purchaser's ability to finance the purchase. Consult your loan agency prior to auction. All inspections shall be made entirely by the Buyer, prior to the auction, at the Buyer's expense. All statements and presentations made herein are believed to be correct. However, the Brokerage firm makes no warranties, either expressed or implied. Announcements made day of sale take precedence over any written material.

SELLER: SANDRA FRANCO, BEVERLY ELLEGOOD, CYNTHIA WALLACE-TRUSTEES OF THE DOUGLAS GILLETT TRUST #1

Check our website for more pictures, www.warnerealestate.com



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Auctioneer

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