

# 278 +/- ROOKS COUNTY LAND LAND AUCTION

Open House  
Sunday  
February 17, 2019  
1-4 p.m.

Friday March 22, 2019 - 1:30 p.m.

**ABSOLUTE!!**

**Seller: Bonnie Hrabe Heirs Sale Location: Nova Theater Stockton, Kansas**

**Tract #1 Land Location:** From Stockton KS, 1 mile South on Ks. Hwy 183, then East on K Rd. to 19, then 3 1/2 South on 19 Rd. Address: 1430 19 Rd. Stockton, Ks.

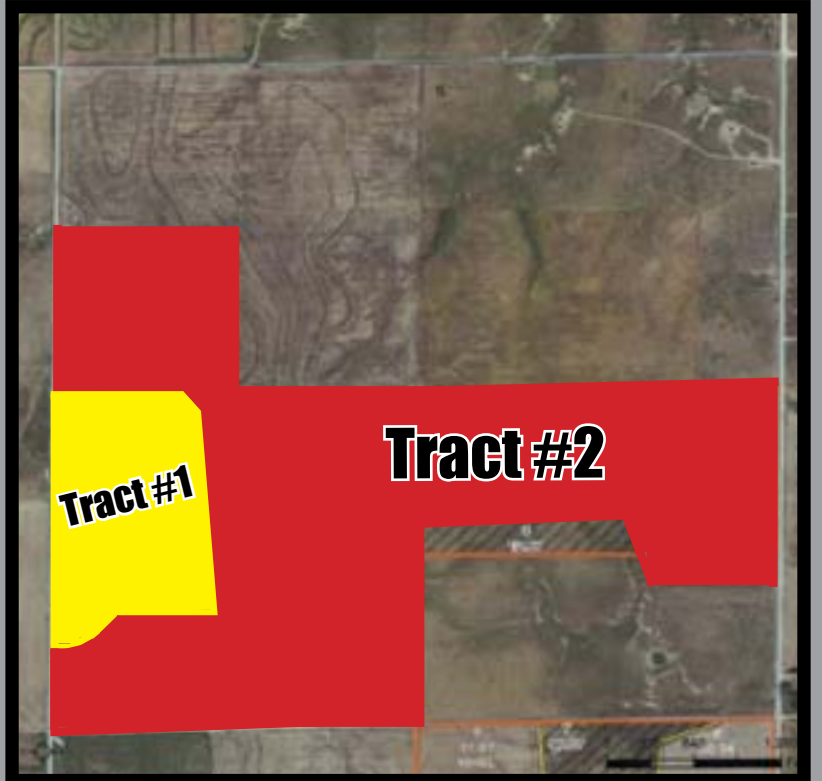
**Legal Description:** (as per Survey) A 42.78 Tract located in the Southwest Quarter of Section 7; Township 8 South; Range 17 West of the 6th PM; Rooks County, Kansas.

**Minerals:** Selling Surface Rights Only.

**Acreage & FSA Info:** Containing 47.56 acres. Consisting of 42.78 acres of Grassland, 3.35 acres of Farmsite, with a 1,733 sq.ft. 2 story Farmhouse. 4 Bedroom; 2 Bath. Supporting Improvements: Car Garage, Steel Shop Building w/Concrete throughout, Chicken House, Livestock Barn, Grain Bins, Storage Buildings!!! Rural Water from RWD #3.

**Taxes:** 2018 tax and all prior years shall be paid by Seller. 2019 tax shall be prorated to the date of closing, using the 2018 taxes as the basis of pro-ration. 2020 and all subsequent years taxes shall be paid by Buyer.

**Possession:** Buyer will receive possession at Closing.



**Tract #2**

**Land Location:** From Stockton KS, 1 mile South on Ks. Hwy 183, then East on K Rd. to 19, then 3 1/2 South on 19 Rd.

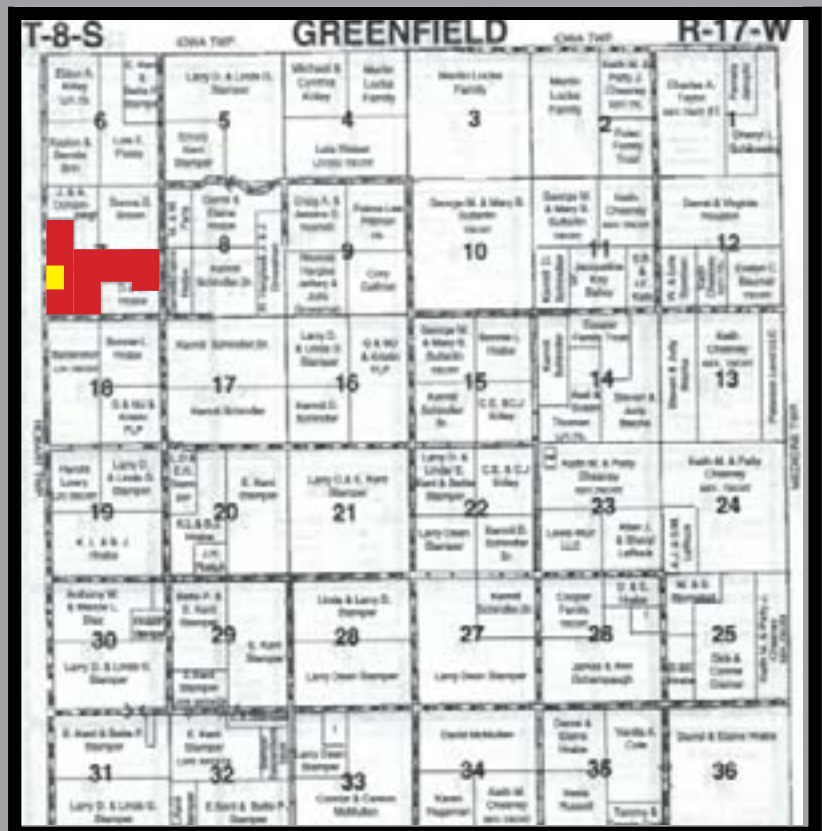
**Legal Description:** The SW 1/4 of the NW 1/4; The SW 1/4 Except a Tract; the N 1/2 of the SE 1/4 Except a Tract; & a Tract in the S 1/2 of the SE 1/4; of Section 7; Township 8 South; Range 17 West of the 6th PM; Rooks County Kansas.

**Minerals:** Selling Surface Rights Only.

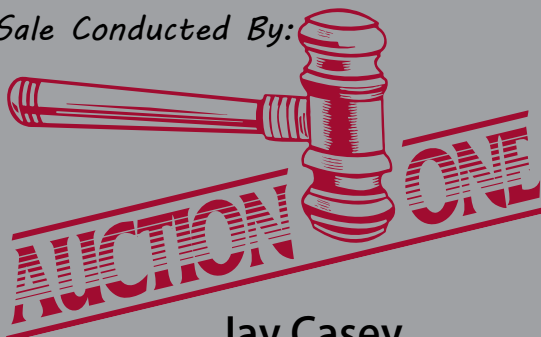
**Acreage & FSA Info:** 230.56 acres consisting of 225.87 acres of Cropland; 0.22 acres of Waste; with the balance being of Right of Way.

**Taxes:** The 2018 tax and all prior years will be paid by the Seller. 2019 and all subsequent years to be paid by the Buyer.

**Possession:** Buyer will receive possession upon signing of Contract.



Sale Conducted By:



Jay Casey

Real Estate Broker

Natoma, Kansas 67651

(785)-885-4619

email - jvcasey@ruraltel.net

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Ethically responsible to client,  
profession and the public.

### Auctioneer's Note

Two outstanding Properties!!! Tract #1 is an exceptional Farmsite! Well designed! Well maintained! Close to pavement! Close to Stockton, Kansas!

With a pasture for your horse and 4-H calves!!

Tract #2 is an excellent piece of Cropland with outstanding soil types!!!



Contact Jay Casey to view property by appointment  
785-650-1125

Terms: 10% down day of Auction. Balance on date of Closing, on or before April 22, 2019. Buyer will receive a good and sufficient Warranty Deed accompanied by Title Insurance Commitment showing Marketable Title in Seller, as per Contract to be signed by Buyer and Seller on sale date. Title Insurance premium to be paid 1/2 Seller, 1/2 Buyer. All information in auction bill is believed to be accurate, and current information; however no warranty is given by the Auction firm or the Seller. Announcements Sale Day will take precedence over printed matter. All prospective Buyers are advised to satisfy themselves as to acreage, boundaries, bases, easements, fences, rights-of-way and/or any other information. Auction firm is an agent of the Seller. If Buyer desires representation, legal council is advised. Bidding is not contingent upon financing. If financing is necessary, pre-approval is recommended.