

MONDAY, NOVEMBER 27, 2017

Land Auction

SALE LOCATION: COMMUNITY CENTER- NATOMA.

SALE TIME: 11:00AM

SELLER: BERNADINE REYNOLDS ESTATE



Grassland!!

Excellent Hunting!!

Minerals Included!!



Producing well on Tract 1!!



Tract #1

Land Location: From Natoma, Kansas – 4 miles North on Co. 657, then 5 miles East on Co. 404 Dr., then 3 miles South on S 230th Ave.
--From Paradise, Kansas – ½ mile East on K-18, then 1 mile North on 182nd St., then ½ mile West on N. Co. Line Road, then North 5 ½ miles on 230th Ave.

Legal Description: The Northeast Quarter of Section 7; Township 10 South; Range 14 West of the Sixth P.M.; Osborne County, Kansas

Acreage & FSA Info: Containing approximately 159.36 acres of Native Grassland.

Minerals: Minerals are believed to be intact and sell with the land. Tract #1 has a Producing Well averaging 1.45 bbls per day the past 3 years.

Taxes: The 2017 tax and all prior years will be paid by the Seller. 2018 and all subsequent years to be paid by the Buyer. The 2016 Tax was \$ 180.16.

Possession: Buyer will receive possession at closing.

Tract #2

Land Location: From Natoma, Kansas – 4 miles North on Co. 657, then 5 miles East on Co. 404 Dr., then 1 ½ miles South on S 230th Ave.
--From Paradise, Kansas – ½ mile East on K-18, then 1 mile North on 182nd St., then ½ mile West on N. Co. Line Road, then North 7 miles on 230th Ave.

Legal Description: The Southeast Quarter of Section 31; Township 9 South; Range 14 West of the Sixth P.M., Osborne County, Kansas.

Acreage & FSA Info: Containing 158.65 acres of Grassland.

Minerals: Minerals are believed to be intact and sell with the land.

Taxes: The 2017 tax and all prior years will be paid by the Seller. 2018 and all subsequent years to be paid by the Buyer. The 2016 tax was \$265.18.

Possessions: Buyer will receive possession at closing.



Recently cleaned out livestock pond!



This is where the Big Bucks live!!



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Sale Conducted By: e-mail - jvcasey@ruraltel.net



Terms: 10% down day of Auction. Balance on date of Closing, on or before December 27, 2017. Buyer will receive a good and sufficient Executors 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 ½ Seller, ½ 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. All prospective Buyers are advised to satisfy themselves as to acreage, boundaries, bases, easements, fences, rights-of-way and/or any other information.

Ethically responsible to client, profession, and the public.