

400 +/- OSBORNE COUNTY LAND LAND AUCTION

Tuesday Dec. 3, 2019 - 1:30 p.m.

Seller: Delbert Deschner Heirs **Sale Location:** Natoma Community Center - Natoma Kansas

Tract #1

Land Location: From Natoma, KS; 5 Miles North on 290th Ave.

Legal Description: The Southeast Quarter of Section 18; Township 9 South; Range 15 West of the Sixth Principle Meridian; Osborne County, Kansas

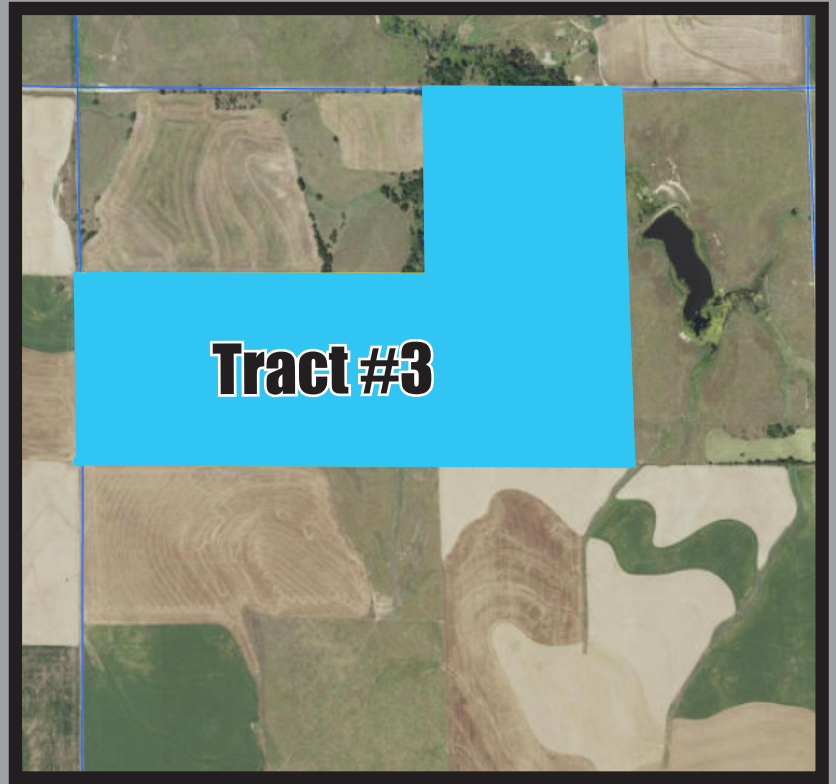
Minerals: All minerals sell with the land. NO reservations.

Acresage & FSA Info: Containing 160 Acres. Consisting of 101.14 acres of Cropland; 55.78 acres of Grassland; and 7.24 acres Farm Site.

Taxes: 2019 Tax and all prior years shall be paid by the Seller. 2020 and all subsequent years taxes shall be paid by the Buyer. 2018 Tax \$2,167.50 (est.)

Possession: Buyer will receiver Possession at Closing; Subject to current tenants rights to harvest 2020 wheat crop.

Tract 1 has a Farm Site with excellent water well and established windbreak.



Tract #3

Tract #2

Land Location: From Natoma KS; 5 1/2 miles North on 290th Ave.

Legal Description: The East Half of the Northeast Quarter of Section 18; Township 9 South; Range 15 West of the Sixth Principle Meridian; Osborne County, Kansas,

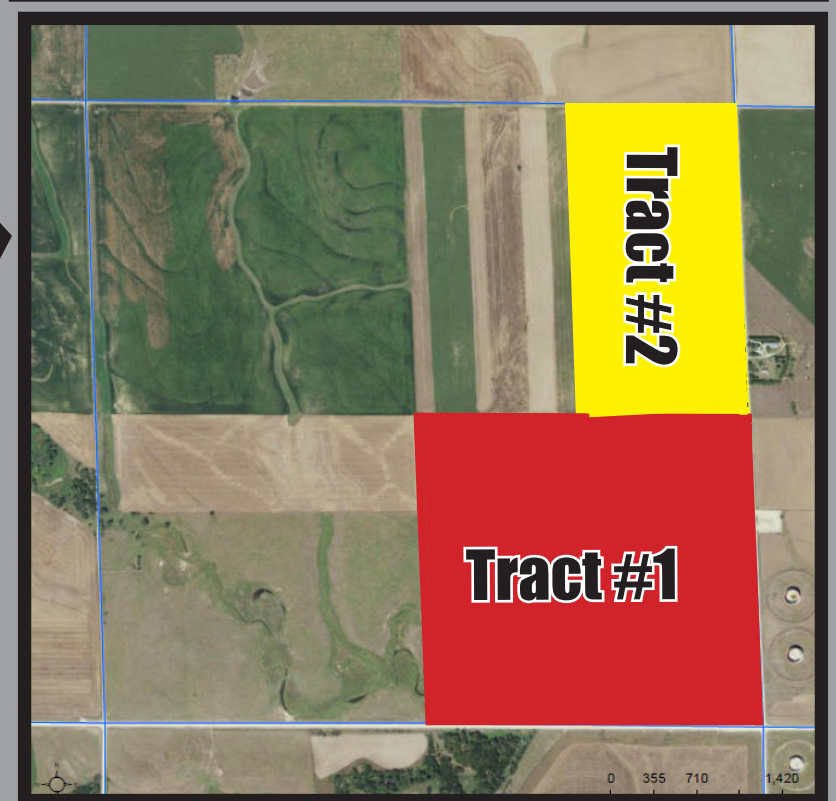
Minerals: All minerals sell with the land. NO reservations.

Acresage & FSA Info: Containing 80 acres. Consisting of 82.8 acres of Cropland.

Taxes: 2019 Tax and all prior years shall be paid by the Seller. 2020 and all subsequent years to be paid by the Buyer. 2018 Tax \$1,201.76 (est.)

Possession: Buyer will receive possession at Closing.

Tract 2 contains outstanding soil types, is idle and is ready for a spring crop!!



Tract #2

Tract #3

Land Location: From Natoma KS, 7 miles North on 290th Ave., then 1/2 mile West 190th.

Legal Description: The West Half of the Northeast Quarter and the South Half of the Northwest Quarter of Section 7; Township 9 South; Range 15 West of the Sixth Principle Meridian; Osborne County, Kansas.

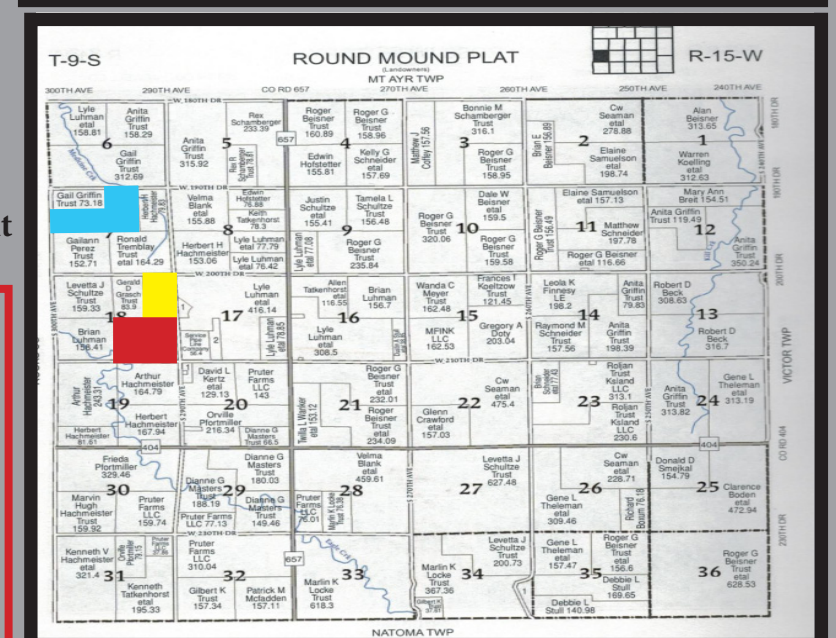
Minerals: All minerals sell with the land. NO reservations.

Acresage & FSA Info: Containing 160 acres. Consisting of 87.72 acres of Cropland; 66.93 acres of Grassland; and 2.91 acres of Farm Site.

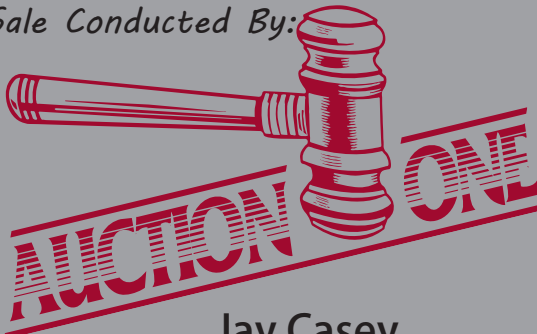
Taxes: 2019 Tax and all prior years shall be paid by the Seller. 2020 and all subsequent years taxes shall be paid by the Buyer. 2018 Tax \$1,557.54.

Possession: Buyer will receive Possession at Closing; Subject to current tenant rights to harvest 2020 wheat.

Tract 3 has established water well, excellent cropland & soil types!!



Sale Conducted By:



Jay Casey

Real Estate Broker

Natoma, Kansas 67651

(785)-885-4619

email - jvcasey@ruraltel.net

Visit our website at www.auctiononeinc.com

OR!

Find us on @ Auction One Inc.

Ethically responsible to client, profession and the public.

Auctioneer's Note:

A once in a lifetime opportunity to purchase Osborne County cropland and grassland at public auction with excellent soil types!!

Terms: 10% down day of Auction. Balance on date of Closing, on or before December 31, 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 acresage, 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.