

LAND AUCTION

MONDAY, DEC. 7TH, 2020

7:00 PM – OSAGE CITY, KS.

78 AC +/-

OS. CO.

Auction Location: WISCHROPP AUCTION FACILITY, 930 LAING ST, OSAGE CITY, KS
(just east of Sonic Drive-In on HWY 31)

253rd & Docking Rd, Osage City

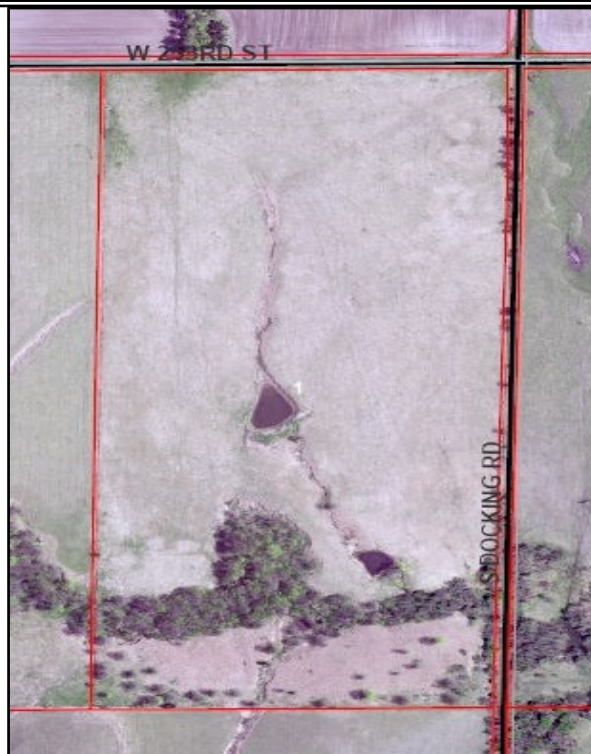
78 AC +/- : Prime native grass pasture with two smaller ponds, gentle rolling draw with Mule Creek meandering across the south end surrounded by timber. Fences appear good to fair with approximately 70% possible hay ground. Grass appears to be in excellent condition and shows good grazing practices. Rural Water #7 services property. Water line runs along north side of 253rd St. Water meters are available at time of listing. Call water district to confirm expenses.

PROPERTY LOCATION: From the west edge of Osage City and JCT K-31/K170 go one mile south to 245th St., then one mile west to Hoch Rd, then one mile south to 253rd St then two miles west to the NE corner of property (SW corner of intersection of 245th/Docking Rd)

LEGAL DESCRIPTION: E 1/2 of NE 1/4 of 6-17-14 Less ROW.

POSSESSION: Buyers to receive full possession and seller's mineral rights at closing.

INSPECTIONS: MON, NOV. 30th from 2-4 pm or by private appointment with Wayne or Michele at 785-828-4212.



TERMS & CONDITIONS: \$10,000 of purchase price as earnest money (non-refundable) and signature of binding contract day of auction, balance due at closing not before January 5, 2021. Seller to pay 2020 taxes (\$340.76) and all prior years. Buyer to pay Seller's title insurance and closing agent fee. Sells subject to easements, rights of ways, restrictions of record and zoning regulations. **ALL POTENTIAL BIDDERS ARE ENCOURAGED TO HAVE ANY INSPECTIONS THEY DESIRE, AT THEIR EXPENSE, PERFORMED BEFORE AUCTION. PROPERTY SELLS IN PRESENT EXISTING CONDITION WITHOUT WARRANTY, SURVEY OR ANY INSPECTIONS BY SELLER, BROKER OR AUCTIONEERS.**

FINAL SALE SUBJECT TO SELLER CONFIRMATION. The property is not selling subject to loan approval. Prior financing should be made by Purchasers. Real Estate Licensees will be Designated Seller's agent. Statements and forms of written contract day of auction take precedence over anything advertised. *****BUYER'S AGENT** representing the successful bidder that was registered with Miller Midyett Real Estate at 785-828-4212 at least 72 hours prior to auction shall receive \$300.00 commission at closing.

MARY LOU ESTES TRUST, SELLER

MILLER & MIDYETT REAL ESTATE — OSAGE COUNTY BRANCH OFFICE

WAYNE WISCHROPP, REALTOR/AUCTIONEER

MICHELE LOEFFLER, REALTOR

JENNIFER ALTERMAN, BROKER

VIEW PICTURES ONLINE AT: WWW.WISCHROPPAUCTIONS.COM

WISCHROPP AUCTIONS - (785) 828-4212