



WICHITA COUNTY REAL ESTATE

Postponed To: Friday

February 15th Wednesday - February 12, 2025

Time - 10:00 am CT

**Auction Location: Wm Carpenter Building,
Scott County Fairgrounds, Scott City, Ks.**

Legal Description: NW ¼ of 24-18-35 Wichita County, Ks. containing 153.67 acres of level dryland cropland.

Auctioneers Note: This is a very nice productive dryland quarter, located next to highway frontage.

Land Location: At the Scott-Wichita County line west 1 mile on Highway 96

Taxes: \$869.80 2024 taxes paid by the seller, 2025 taxes paid by the buyer

FSA Info:

Base Acreage PLC Yield

Wheat 81.20 40

Milo 20.30 77



Any future FSA payments will follow the crop and will be paid pursuant to FSA regulations.

Minerals: Seller's interest transferring to the buyer.

Possession: Possession at closing.

Terms: 10% down day of sale, with balance due, in certified funds, at closing. Closing to be on or before March 15, 2025.

Announcement's day of the auction take precedence over printed material.

Evidence of Title: Seller will provide to the buyer, title insurance in the amount of purchase price, with buyer and seller splitting premium 50%-50%.

Easements: This sale is subject to all rights of way and easements, whether recorded or not, and any oil and gas lease of record.

Agency: Lawrence and Associates Realty are exclusive agents of the seller.

Camp Christy - owners



Broker: Auctioneer/Listing Agent:
Lawrence and Assoc. Realty Russell Berning
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Scott City, Ks. 67871 Leoti, Ks. 67861
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