

Lyon County Land Auction

Wednesday June 9, 2021 at 6:30pm

Auction Location: Olpe Chicken House 8 E State Road 99 Olpe, KS 66865

Tract 1: 1500 Road 75 (Olpe/Hartford Road) Olpe, Ks 66865 consisting of 157.87+/- acres of which approximately 111.23+/- are tillable and the balance of approximately 46.64+/- consists of mostly native and mixed grass hay meadows and waterways. Blacktop access from Road 75 on the south side of the property and a low maintenance road boarding the west side of the property.

Brief Legal: S33, T20S, R12E, ACRES 157.8, NE1/4 LESS ROW

2020 Taxes: \$1,416.62

Tract 2: 1600 Road 75 (Olpe/Hartford Road) Olpe, Ks 66865 consisting of 159.40+/- acres of fenced native pasture. This clean pasture features an above average stand of mostly native grass. Good to average barb wire fence around entire perimeter and 1-large stock pond. Blacktop access from Road 75 on the south side of the property.

Brief Legal: S34, T20S, R12E, ACRES 159.4, NW1/4 LESS ROW

2020 Taxes: \$644.10

Tract 3: Combination of Tracts 1 & 2 for a total of 317.27 +/- acres

Minerals: Sellers mineral rights transfer to the buyer on each tract. There is no production on the properties.

Terms: The 2021 Ag leases (cash rent) on the properties will be prorated from date of closing. Any relocating of fence or surveys will be at the buyer(s) expense. Earnest money payable the day of auction will be \$25,000 for both tracts 1 & 2 or \$50,000 for tract 3 payable to Moon Title & Escrow, with the balance due on or before August 16, 2021. Property will be sold in as in condition with the buyers' inspections, at buyers' expense, to be completed prior to auction date. The sale of this property will not be contingent upon financing. Buyers must have financing arrangements prior to auction date. Title insurance and title company fees will be split 50/50 between the seller and buyer. The 2021 taxes will be prorated, any previous year due taxes will be paid by the seller. This sale is subject to all easements, restrictions, covenants, leases and zoning regulations of record. Mineral rights transfer to buyer. The buyer will receive full possession of the property at the time of closing (subject to the current producer's ag leases). Coldwell Banker/Emporia Real Estate and Tri County Real Estate are agents for seller in this transaction and do not represent the Buyer. The Sellers and Selling Agents are not responsible in case of accident. All information has been gathered from Lyon County sources

and is considered accurate but not guaranteed. All statements made day of sale take precedence over advertisements.

Auctioneers Note: Here is an opportunity for an Ag Producer, Investor, or Recreational individual to purchase a diversified tract(s). Excellent building sites with blacktop access from Road 75. Also, there is an abundance of deer and wildlife throughout these two tracts. We look forward to seeing you at the auction. For more information and aerial pictures, go to **Kansasauctions.net or jdauctionservices.com**

To view the properties anytime make appointment with the auctioneers.

Seller: Didde & Briggs Rev. Trust

J&D Auction Service LLC.

Auctioneers: Jase Hubert (620)-481-7303 & Dwayne Coble (620)-794-2061

Broker: Jamie Sauder Coldwell Banker/Emporia Real Estate, Carmen Mackey Tri-County Real Estate