



# RECREATIONAL LAND AUCTION

## LIVE & ONLINE

**AUCTION LOCATION: ABBYVILLE, KS COMMUNITY CENTER  
403 E Ave F on Trail West Rd**

**Thursday, March 21, 2024 @ 10:00am**



### LAND INFORMATION:

- 84.17 acres is enrolled in CRP Grass with an annual payment of \$2799. Expiration date for CRP is 09/30/2030. The 2024 payment will be prorated at closing date by FSA. Buyer shall receive all subsequent payments.
- There was an old building site in the southwest corner.
- This pastureland is L-shaped along the east and south road.
- Has an assortment of mature shade trees, evergreen trees, and tremendous deer and turkey habitat.
- It is a deer haven with good habitat surrounding this tract; an irrigated quarter adjoining to the west, and great habitat across the road east.
- It is considered every hunter's dream, plus lots of potential for a cattle operation. It does need fencing.
- Access is on the east road and the south road in the southwest corner
- Mineral rights not reserved by seller transfers to the buyer

### FSA REPORT

|                                  |                       |
|----------------------------------|-----------------------|
| 87.73 acres of cropland          |                       |
| 71.83 acres of pasture and trees |                       |
| Previously established as:       |                       |
| 70.84 acres wheat base           | 38.80 acres milo base |

\* No bases apply until CRP expires.

### DIRECTIONS:

Location of Land: From Sylvania, KS go east on Trail West Rd 1 mile to Olcott Rd, then south 2 miles to Red Rock Rd, then east 1/2 mile

### LEGAL DESCRIPTION:

Southeast Quarter of Section 24-24-10 in Reno County, KS

### TERMS AND CONDITIONS:

\$35,000 down on sale day, the remaining balance due at closing. Sale is not contingent on obtaining financing and down payment is non-refundable. No buyer's premium will be charged. Buyer will be responsible for any Buyer Agent fees. Taxes to be prorated at closing. Seller will furnish Title Insurance for the buyer. Buyer shall pay closing fee at the Title Company. Property is being sold as-is without any written or implied guarantees. Subject to any easements of record. This auction will be held both in-person and online. Any announcements made on sale day take precedence over auction ad or flyer.

**SELLER: AMANDE LLC**



**PAUL NISLY**  
Auctioneer



Reece Nichols  
SOUTH CENTRAL KANSAS

620.727.7399

[www.nislyauction.com](http://www.nislyauction.com)



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**HUNTERS PARADISE • CPR GRASS • POTENTIAL FOR CATTLE**



**NISLY**  
Land & Auction

**Auctioned By:**  
*Paul Nisly*  
620.727.7399 • [www.nislyauction.com](http://www.nislyauction.com)



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