



78 ACRES OF CRP LAND

AUCTION

LIVE & ONLINE

GREAT ACCESS • UPLAND BIRD HUNTING • GOOD STAND OF GRASS

Thursday, April 11th, 2024 @ 10:00am

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



LAND INFORMATION:

FSA REPORT

77.80 acres of cropland	
77.80 acres of a CRP Contract	
\$47.50/acre or \$3,696/year	Expires on 9/30/2025

- 2024 CRP payments to be prorated by FSA at the closing date. Buyer will receive 100% of subsequent payments. Buyer shall comply with the existing requirements of the contract.
- Nice well-maintained tract of CRP with a good stand of grass
- This tract is known for its good upland bird hunting
- Great access; located on 2 good blacktop roads
- Taxes: \$741.61 to be prorated at closing
- Mineral rights not reserved by the seller; transfers to the buyer

DIRECTIONS:

From Abbyville, KS go 3 miles west to the corner of Trail West & Sterling Rd
From Plevna, KS go east 3 miles

LEGAL DESCRIPTION:

The north half of the northeast quarter of section 13-24-9 in Reno County, KS



TERMS AND CONDITIONS:

\$15,000 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 in the amount of \$741.61 are 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: Sydney & Mary Holmes

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