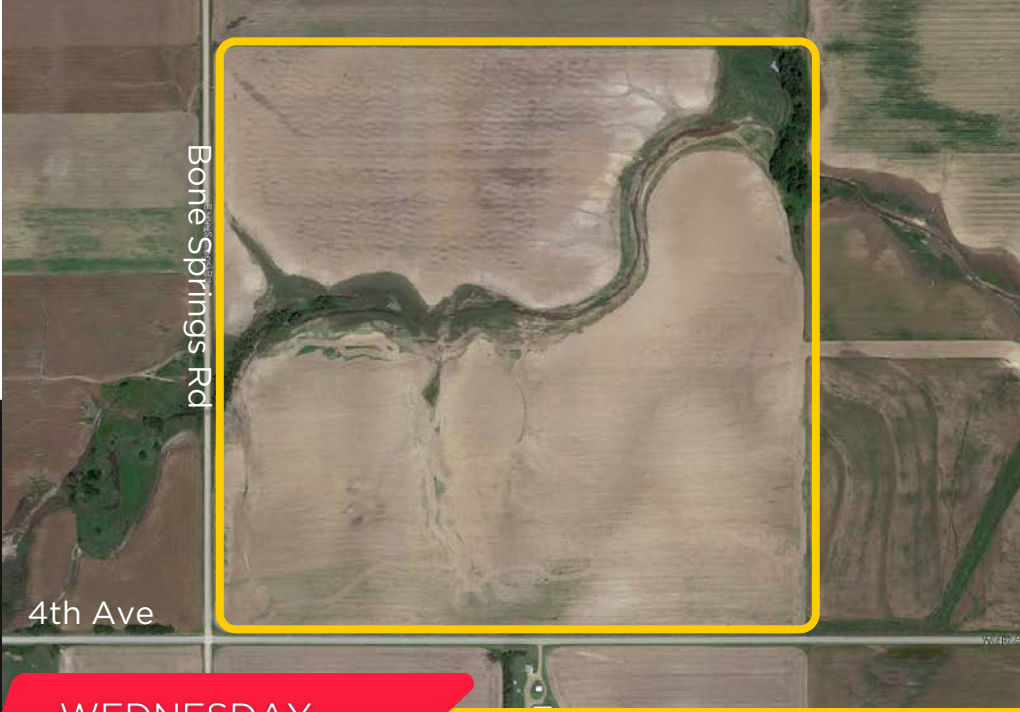




# LAND AUCTION

**158 acres +/-**  
CROPLAND  
with creek and trees



WEDNESDAY  
NOVEMBER 15, 2023  
10:00 AM

**Abbyville, KS**

## LIVE & ONLINE AUCTION

Auction Location: Abbyville Community Center  
403 E. Ave F, Abbyville

### LOCATION OF LAND:

Land Location: 4th Ave & Bone Springs Rd.  
From Highway 11 and 4th Ave, go 2 miles west.  
From Abbyville, KS go west 1 mile & 6 miles north.

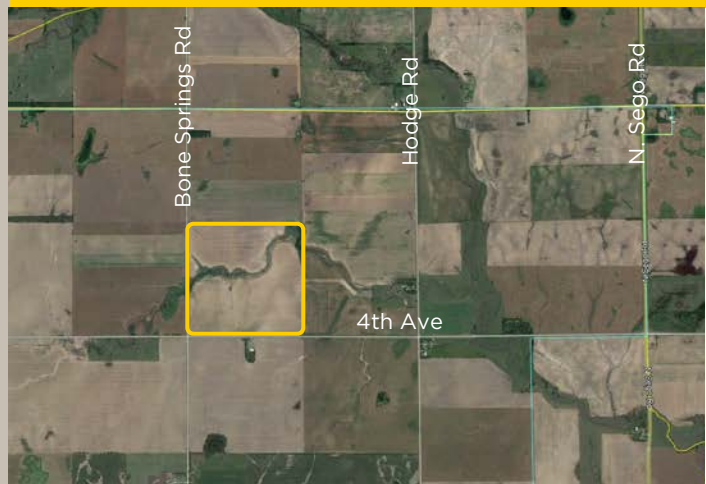
### LEGAL DESCRIPTION:

The SWQ of section 9-23-8 in Reno County.



### ONLINE BIDDERS:

REGISTER TO BID AT [RNAUCTIONS.COM](http://RNAUCTIONS.COM)



Seller: Stevens Family Trust

Don't miss this incredible opportunity to own 154.91 acres of fertile cropland with balance in creek and trees.

- FSA reports 154.91 acres of cropland balance is in creek and trees
- PLC yields
  - wheat base- 100.67 acres / 37 bushels
  - milo base- 32 acres / 47 bushels
  - soybean base- 22.61 acres / 29 bushels
- Currently no crops are planted since wheat harvest; buyer shall receive immediate possession
- Primary soil type is Farnum Naron with Farnum Loam, Shellabarger Clark & Farnum, and some Bethany silt along the creek; not highly erodible by FSA Standards
- Access is good; located on West 4th Ave blacktop road
- Close to Abbyville grain terminal

Don't overlook this opportunity to buy a nice tract of good cropland.

**\$35,000 down on sale day**  
**2023 taxes: \$1119.81**



**Paul Nisly**  
Auctioneer

620.727.7399 620.259.9445  
[www.nislyauction.com](http://www.nislyauction.com)

**NISLY**  
Land & Auction



**ReeceNichols**  
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

**TERMS AND CONDITIONS:** The sale is subject to all right of ways and easements of record. \$35,000 down on sale day, the remaining balance due in 30 days. Sale is not contingent on obtaining financing and down payment is non-refundable. No buyer's premium will be charged. Buyer responsible for any Buyer Agent fees. Taxes of \$1119.81 to be prorated at closing. Seller will furnish clear marketable Title for the buyer, buyer shall pay closing fee at the Title Company. Mineral rights transfer to the buyer. This auction will be held both live and online. To bid online, you must be registered 48 hours prior to the sale. Any announcements made on sale day take precedence over auction ad or flyer, don't miss the opportunity.