

# REAL ESTATE PUBLIC AUCTION

Saturday, August 19 - 10:00 a.m.

Auction Location: 215 S. Harvest St, Lucas, KS. (East of Grain Elevator)

**OPEN HOUSE**

**SUNDAY, JULY 30<sup>TH</sup>**

**2:00 P.M.**

215 S. Harvest St,  
Lucas, KS.



This is a nice 4.4 acres located just outside the city limits of Lucas. There is a nice 3 bedroom home and a nice shop/barn with other sheds on the property. The property has city water and sewer and is within 10 miles of Wilson Lake. Central air/heat, fireplace and 1 bath.

**Legal Description:** S34, T11, R11W, ACRES 4.4, BEG. 845'N SWC SE1/4 NW1/4 TH N345' SELY690' S170' W660' TO POB LESS R/W.

**Legal Description of Lots in City Limits:** LOTS LUCAS ORIGINAL TOWN, S34, T11, R11W, BLOCK 9, LOT 1, 2 & 3, SECTION 34 TOWNSHIP 11 RANGE 11W.

**TERMS:** 10% down day of sale & the balance due on or before September 19, 2023.

**POSSESSION:** On closing date. This property is to be sold AS IS. All inspections and financial arrangements are to be done before auction.

**TAXES:** \$1,161.54. Taxes for 2022 and all prior year's to be paid by seller. Taxes for 2023 to be prorated to date of closing.

**TITLE INSURANCE:** Title Insurance will be used 1/2 to be paid by seller and 1/2 by the purchaser.

**AGENCY DISCLOSURE:** Hansen Auction and Realty and its agents are and will be acting as seller's broker. For prior viewing or inspections, contact Ken Meitler, Listing Agent, 785-420-0605.

## Seller: Luanna Maes



**HANSEN**  
AUCTION & REALTY

Real Estate Auction Conducted by:

**Hansen Auction & Realty**

**Luke Hansen, Broker**

Kenneth L. Meitler, Real Estate Salesperson