



82 ACRES OF PASTURE AUCTION LIVE & ONLINE

NICE PASTURLAND WITH GREAT LOCATION AND HEAVY TIMBER

THURSDAY, OCTOBER 3rd, 2024 @ 10:00am

LAND LOCATION

From 30th and Plum in Hutchinson, go north on Plum Street 12 miles to Ave S at the correction line, then west 1 ½ miles on Ave S

LEGAL DESCRIPTION

The West half of the Northeast Quarter of Section 2-21-6 in Rice County, KS selling 82 acres more or less



AUCTION LOCATION

South Hutchinson Community Center
101 W Ave C, South Hutchinson KS

82 Acres of Pastureland

- Nice pasture with native grass, good access off Ave S Road
- Fences are adequate
- Water supply is a pit pond
- Sand creek runs through the south of this property
- This is a hunters dream with lots of trees, 2 heavy tree belts, lots of deer & turkey habitat, secluded area
- Very little road traffic, great recreational opportunities
- Cattle guard entrance
- A windmill on the property with a well that hasn't been used for several years
- Pastureland is hard to find and seldom becomes available, with the price of cattle, it is a good time to invest in pastureland
- Mineral rights not reserved by the sellers, transfers to the buyer
- Great opportunity to expand your cattle operation
- This property has unlimited potential, only 1 ½ miles from Plum Street blacktop



SELLER: Richard, Gary, & Robert Walsten

TERMS AND CONDITIONS:

\$15,000 down on sale day, the balance due in 30 days; not contingent upon obtaining financing. Down payment on the day of the sale is non-refundable and the remaining balance due at closing. Sale is not contingent on obtaining financing. No buyer's premium will be charged. Buyer will be responsible for any Buyer Agent fees. Taxes of \$240.92 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. Sold subject to any easements of record. Possession upon closing. This auction will be held both in-person and online. Any announcements made on sale day take precedence over auction ad or flyer.

Paul Nisly

Auctioneer

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www.nislyauction.com



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SOUTH CENTRAL KANSAS

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**SCAN FOR MORE
INFORMATION OR
TO REGISTER TO BID**

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