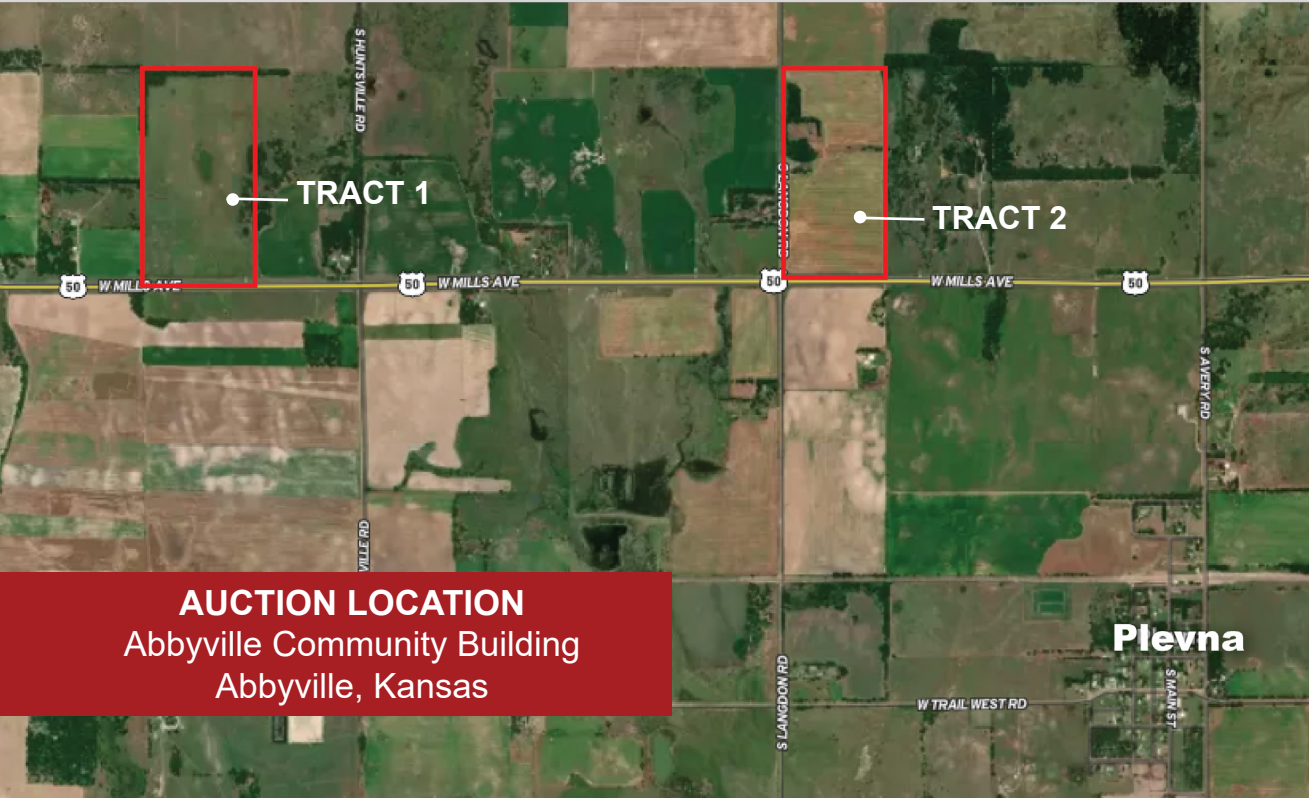




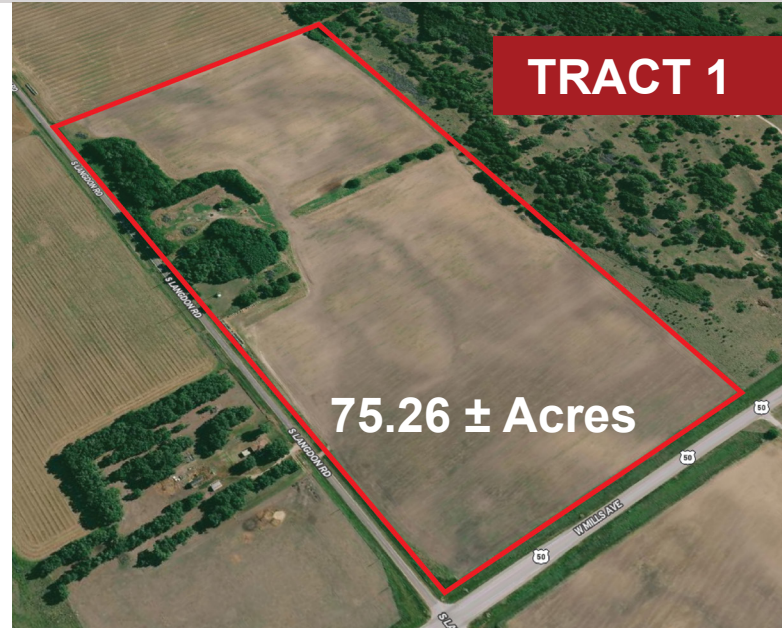
154.70 ACRES TOTAL AUCTION LIVE & ONLINE

TWO CONVENIENTLY LOCATED TRACTS IDEAL FOR CATTLE

THURSDAY, NOVEMBER 7th, 2024 @ 10:00am

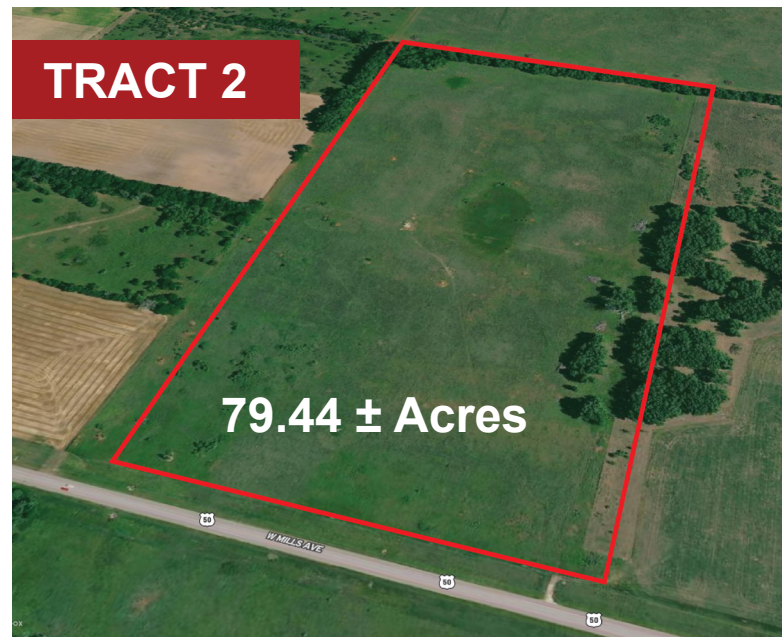


AUCTION LOCATION
Abbyville Community Building
Abbyville, Kansas



TRACT 1

75.26 ± Acres



TRACT 2

79.44 ± Acres



TRACT 1 INFORMATION

From Plevna, KS go west 1 mile, then 1 mile north, then 1 mile west to corner of 50 highway and Langdon Rd.

LEGAL DESCRIPTION

The West half of the Southwest Quarter of Section 4-24-9 in Reno County, KS

FSA reports 70.66 acres of cropland with 17.80-acre wheat base with a PLC yield of 30 bushels and 31.90-acre milo base with a PLC yield of 45 bushels. Remaining acreage includes trees, pasture, corral, and cell tower area.

Will be planted to rye and grazed till the end of the year by the tenant. Possession to be given January 1, 2025.

Includes a fiberglass stock tank and solar well, several cattle sheds and like-new barbed wire fence on the west, east, and south sides

Radio tower with a \$200 annual lease (renewable in 2026). Seller retains 2024 income, buyer receives subsequent payments

Possession: January 1, 2025

Taxes: \$710.08 (to be prorated at closing)

Seller: Betty M Turner Estate - Administrator: James Turner

TRACT 2 INFORMATION

From Tract #1 go 1 ½ miles west on 50 highway, both on the north side.

LEGAL DESCRIPTION

West half of the Southeast Quarter of Section 6-24-9 in Reno County KS

Excellent pastureland with a healthy stand of grass and like-new 5-strand barbed wire fencing all around, a cross fence in the middle with a fiberglass stock tank in the fence line with solar-powered water well.

Has a tree belt on the north and northwest corner of the property, also abundant trees on the adjoining property on the east side. This creates recreational potential.

A very nice pasture for the cattleman to expand his operation with rotational grazing. All the work has been done; every cattleman's dream.

The bases according to FSA are still in place with a 43.10-acre wheat base and a 17-acre milo base

Possession: January 1, 2025

Taxes: \$458.55 (to be prorated at closing)



Paul Nisly
Auctioneer

620.727.7399
620.259.9445
www.nislyauction.com



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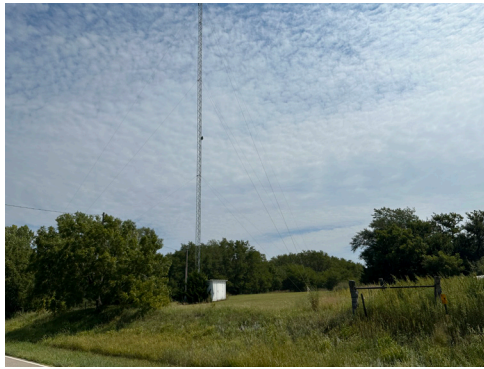
154.70 ACRES TOTAL AUCTION LIVE & ONLINE

TWO CONVENIENTLY LOCATED TRACTS IDEAL FOR CATTLE

THURSDAY, NOVEMBER 7th, 2024 @ 10:00am

TRACT 1 - 75.26 ± ACRES

Good fiberglass stock tank, solar well, several cattle sheds making this a great place for any cattle operation. Radio tower lease offering \$200 a year.



TRACT 2 - 79.44 ± ACRES

Pastureland with a good stand of grass, fiberglass stock tank in the fence line with solar well. Also has good recreational potential.



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

TERMS AND CONDITIONS:

\$17,500 down per tract on sale day, the balance due at closing, not contingent upon obtaining financing. Down payment non-refundable. Seller will provide clear Marketable Title for the buyer; Buyer shall pay the closing fee at Security First Title. No buyer's premium will be charged, Buyer shall be responsible for any Buyer agent fees. Sold subject to any easements of record. Property sold as is without any written or implied guarantees. Mineral rights are not reserved by the seller; they transfer to the buyer. Any announcements made on sale day take precedence over the auction ad. Don't overlook this opportunity with these two tracts ideal for your cattle operation or a great opportunity to expand your operation.

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