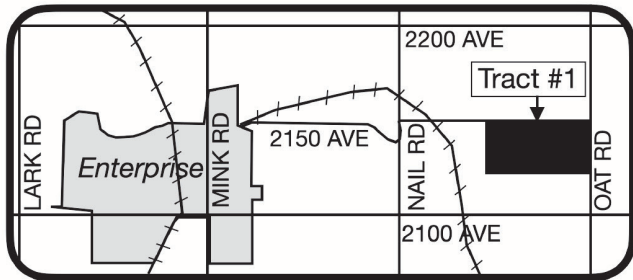


DICKINSON & OTTAWA COUNTIES GRASSLAND AUCTION

SATURDAY, JANUARY 13, 2024 — 10:30 AM

Auction held at the Greyhound Hall of Fame Building
407 S. Buckeye in **ABILENE, KS**

440 ACRES m/l PASTURE • 4 TRACTS



TRACT #1

LEGAL DESCRIPTION:

The North 1/2 of the SE 1/4 of Section 22, Township 13, Range 3 East of the 6th PM Dickinson County, Kansas.

CONTAINING:

78 acres m/l
2 ponds

TAXES:

2023 Approximately \$227.10

TRACT #2

LEGAL DESCRIPTION:

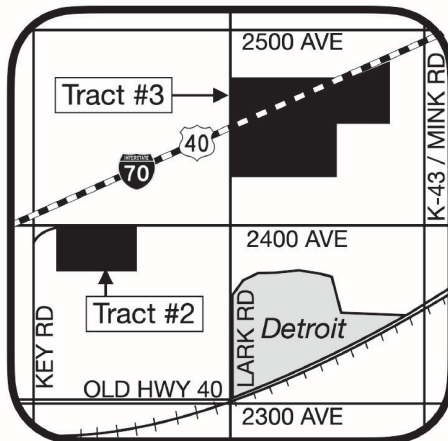
A tract in the North 1/2 of the NW 1/4 of Section 7, Township 13, Range 3 East of the 6th PM Dickinson County, Kansas.

CONTAINING:

25 acres m/l
Solar pump on well
Good potential building site

TAXES:

2023 Approximately \$125.00



TRACT #3

LEGAL DESCRIPTION:

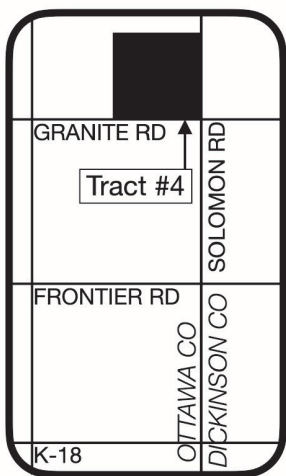
A tract in the North 1/2 of Section 5, Township 13, Range 3 East of the 6th PM Dickinson County, Kansas.

CONTAINING:

180.4 acres m/l
2 ponds
1 windmill

TAXES:

2023 Approximately \$650.00



TRACT #4

LEGAL DESCRIPTION:

The SE 1/4 of Section 25, Township 11, Range 1 West of the 6th PM Ottawa County, Kansas.

CONTAINING:

157 acres m/l
1 large pond

TAXES:

2023 Approximately \$903.70

TERMS & CONDITIONS: 10% due day of sale, balance due on or before closing date of February 13, 2024. Real Estate Taxes prorated to date of closing. Title Insurance will be used with the cost split equally between Buyer and Seller. Tallgrass Title will escrow the contract and earnest money. Escrow charges will be split equally between Buyer and Seller. Reynolds Real Estate & Auction Company will be acting as "Sellers Agents." Property sells in "as is" condition with no guarantees or warranties made by Seller or Auction Company. Announcements made day of auction take precedence over printed matter. All information given is from sources deemed reliable, but not guaranteed. Property sells subject to easements, restrictions and reservations if existing.

SELLERS: MILLS SIBLING TRUSTS

SALE CONDUCTED BY



Reynolds
REAL ESTATE
& AUCTION CO.

785-263-7151 OR 888-263-7151

www.rrehomes.com and click on the auction link or www.kansasauctions.net

BROKER: John Kollhoff, 785-263-7151

LISTING AGENT: Dan Reynolds, 785-479-0203

AUCTIONEER: Greg Kretz



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