

LAND AUCTION

Tuesday - April 30th - 10:00 A.M.
Community Building, White City, KS

176 +/- Acres **Morris County KS Land**

Legal Description:

S31, T14, R07E, ACRES 176.93, W 40 AC OF N 120 AC NE1/4; NW 1/4; LS TR BEG NW COR NW1/4, S 40' TO POB, E 515', S 455', W 515', N 455' TO POB; LS RW

FSA Details:

182.44 FSA Acres, 100.67 FSA Cropland Acres

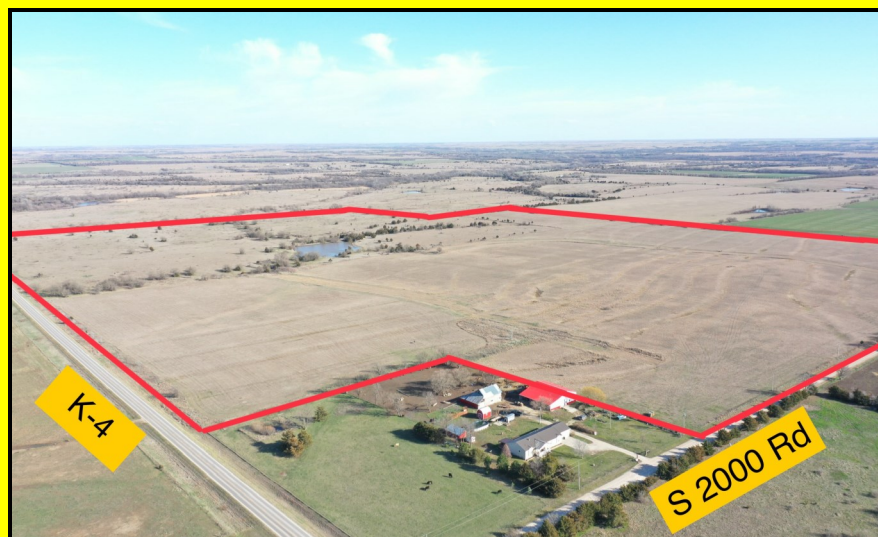
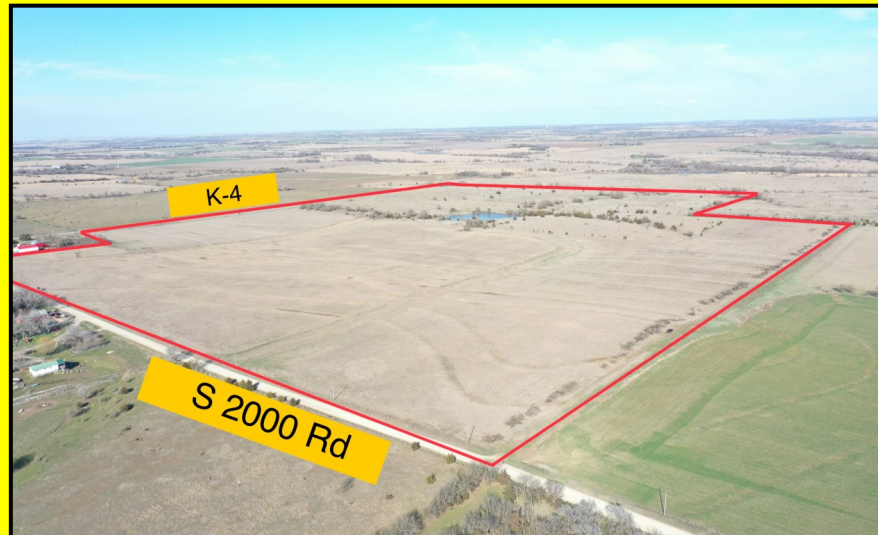
Property Features:

- **Immediate possession day of sale**
- **Located within half hour of Junction City and Council Grove.**
- **Approx. 76 fenced acres of pasture with an existing pond.**
- **Approx. 100+ acres of native grass/hay OR recently expired CRP.**
- **Excellent tract offering a multitude of diverse possibilities.**
- **Hwy. 4 frontage along the north side of the property.**

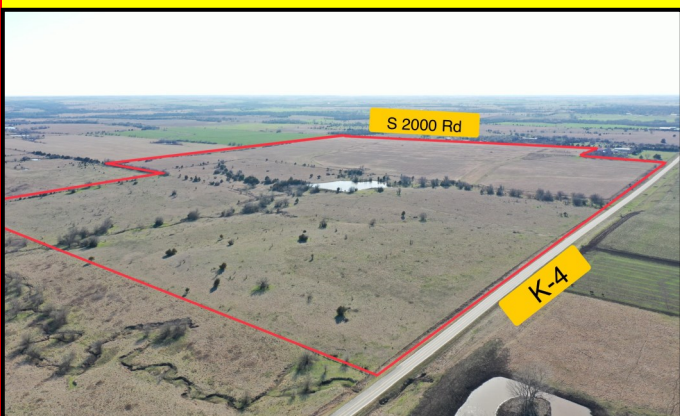
2023 Property Taxes: \$896

Property Location:

From White City KS take Hwy. 4 - 1 mile east to S 2000 Rd. This puts you at the NW corner of the property less the existing farmstead.



VISIT OUR WEBSITE FOR COMPLETE DETAILS



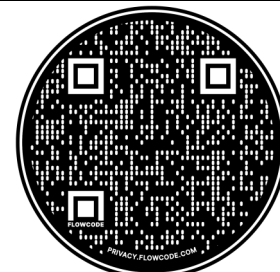
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Terms & Possession: 10% down day of sale, balance due at closing on or before 05/30/2024. Buyer will have immediate possession of the property with the 10% down and proof of insurance. Seller to pay 2023 and prior years taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Seller's interest in mineral rights transfer with the sale. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to auction. Midwest Land and Home is acting as a Seller's Agent and represents the seller's interest. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the seller or their agents. Statements made the day of sale take precedence over all other printed materials. Aerials are representations and not guaranteed to be actual property lines.



SELLER
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