

ONLINE ONLY - SOUTH OF EUREKA AUCTION

90 Acres +/- of Greenwood Co. Land

THURSDAY AUGUST 1st, 2024 — 3:00 PM



90 Acres +/- of tillable farm ground located South of Eureka and just North of Climax. Comprised of primarily Class II silt loam soils, with a minor portion labeled as Class III, this property offers very capable tillable land with good access via Highway 99 and 100th St. There is an 11+/- acre stand of timber near the center of the property that also has a pond for livestock water. Two waterways have been recently built to aid in water drainage and erosion control. There is good whitetail deer hunting opportunity on this property with the abundant food source and dense stand of timber offering cover. With 65+/- tillable acres this tract offers a good return and has great opportunity for a recreational/hunting lease for added income, as well! Don't pass up this opportunity to invest in productive Greenwood County farmland!

**FOR COMPLETE LISTING INFORMATION,
PICTURES, AND TO BID VISIT:
WWW.ALANJOHNSONREALTY.COM**

LEGAL DESCRIPTION: The N/2 of the NW/4 Except Right-of-Way & the SW/4 of the NW/4 Lying North & East of the Highway & the NW/4 of the NE/4 Lying West of Centerline of Abandoned Railroad Right-of-Way Less Road Right-of-Way, All in Section 32, Township 26, Range 11 East of the Sixth Principal Meridian, Greenwood County, Kansas. (90.27 Taxable Acres - To be legally described in deed.)

TRACT LOCATION: From Eureka, proceed 2 miles East on Highway 54 to Highway 99, then South 4.5 miles on Highway 99 to 100th St. Property sits on the Southeast corner of the intersection of Highway 99 and 100th St.

2023 REAL ESTATE TAXES: \$1106.76



TERMS OF SALE: 90.27 Taxable acres, will be selling by the acre. The contract price will be the final bid times 90. A non-refundable down payment/earnest money of \$25,000 will be required at the close of the auction along with the signing of the purchase agreement. Earnest money will be applied to the purchase price at closing. The balance of the purchase price will be due at closing in certified funds. Property will not sell subject to financing, appraisal, inspections, or survey and is selling in its present condition without warranty. Buyer and Seller shall equally share the cost of the title insurance & closing fee. 2024 real estate taxes will be prorated to the date of closing. Closing date shall be on or before August 30th, 2024. Possession subject to current farm tenant lease. Inspection of property will be by appointment only and can be made by calling Alan Johnson @ 620-750-0093 or Lane Johnson @ 620-750-0217. **JOHNSON REALTY** will act as the agent for the Seller. Statements made the day of the sale will take precedence over any prior statements made or implied. Seller reserves the right to accept or reject the final bid.

www.alanjohnsonrealty.com

Alan Johnson
Broker
620-750-0093

Roger Johnson
Realtor
316-621-5309



JOHNSON
REALTY

www.alanjohnsonrealty.com
620-583-7693 ~ 1901 E. River, Eureka, KS 67045

Lane Johnson
Associate Broker
620-750-0217

