

REAL ESTATE AUCTION

Tuesday November 29, 2022 to be offered at 10:00 A.M.

City Building Lancaster, Kansas

117.29 Acres M/L Atchison County Kansas

Directions: From Lancaster, Kansas at the intersection of US 73 & 286th Road, take 286th Rd. west approximately 1 ½ miles property is located on the south side of 286th Road.

**Legal: NE1/4 S06, T06, R19E, 6th Principal Meridian, EXC S495' LESS ROW
(Also less 29.32 Acres in the NE Corner of said NE1/4 that has been surveyed off.) Leaving 117.29 Acres M/L**

The property consist of 117.29 acres m/l, with 89.73 cropland acres per FSA records, with the balance being, brome grass, creek and timber. The soil types on the property consist of Burchard –Shelby clay loams, Pawnee clay loams, Wymore silty clay loam, Kennebec silt loam. The crop production has been rotated annually between corn and soybeans. The conservation work has been completed and gradient terraces and waterways.

Terms: 10% non-refundable down the day of auction and sign a contract of sale. With no contingencies on financing. Balance will be due at closing on or before December 28, 2022, possession will be given at time of closing. Seller will pay 2022 taxes. The property will be offered "AS IS". The final bid will be subject to Seller's Approval. Gateway Realty & Auction and Robert Chew are agents for the seller's.

Owners: Pamela Sumner & Sharon McEvoy

**For more information contact Gateway Realty & Auction 913-367-3116 or
Robert Chew, Real Estate Agent/Auctioneer 913-370-2265**