

# Real Estate Auction

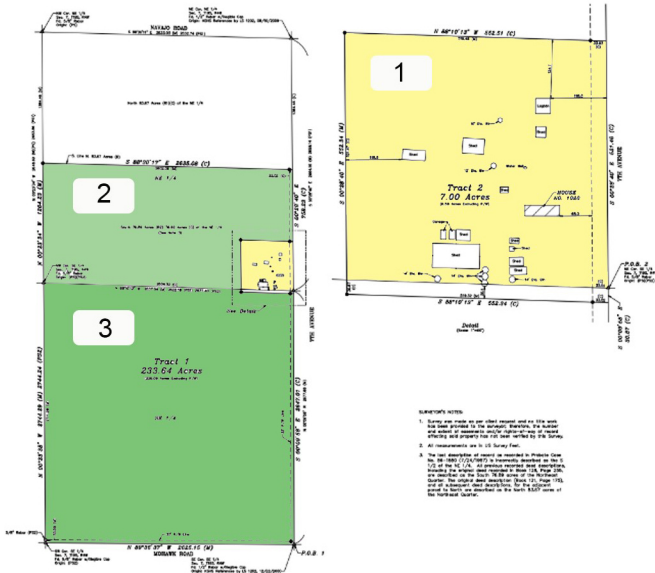
Tuesday Feb. 6 @ 6:30 PM

McPherson Praireland Partners John Deere

2401 E. Northview, McPherson, KS



## 229 Acres of McPherson County Ag Land Plus a 7 Acre Building site with outbuildings



**Seller : Roymac Hunt Estate**  
**1653 7th Ave**  
**McPherson, KS 67460**

**Tract 1:** Seven surveyed acres with a 50'X100' foot shed and other buildings. The county says the house is not livable. The property is in need of a new well, septic system, and several other improvements to get a building permit. Selling "as is" for a new home building site.

**Tract 2:** 69.74 acres without R/W. Good tillable farm ground with very little waste.

**Tract 3:** 159,35 acres without R/W. Good tillable acres with very little waste.

**Live Auction:** All three tracts will be sold at McPherson Praireland Partners John Deere in the Prairie Room. 2401 East Northview, McPherson, KS 67460. Tuesday February 6, 2024 at 6:30 PM

**Closing:** Closing will take place at Security First Title on or before March 12th 2024

**Condition:** This sale is subject to all easements, covenants, restrictions of record. Each bidder is responsible for condition, at their own inspections, inquiries and due diligence concerning the property. All property is sold "As Is, Where Is" basis, other than seller is guaranteeing delivery of a marketable title, there is no other warranties or guarantees either expressed or implied, by the seller or agent and without recourse. Satisfy yourself with your own inspections prior to auction day.

**Terms:** All bids compete and are open for advancement until the Auctioneer announces that the real estate is sold. Bidding increments are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are final. No absentee or telephone bids will be accepted without prior approval of the auctioneer, listing agent, or managing broker. Property is not selling contingent upon buyer obtaining financing. Sale subject to sellers confirmation.

**Due Diligence Report:** Contact auctioneer for a complete due diligence report.

**Earnest payment:** Earnest money deposit due day of auction payable to Security First Title

Tract 1 \$ 2,000  
Tract 2 \$20,000  
Tract 3 \$40,000

### Open House:

Saturday Jan. 20th 1PM-3PM

The property can also be seen by appointment. Call Troy, Sharon or any other real estate agent you work with.

**Buyers Premium:** There will be no buyers premium on the real estate auction.

**Taxes:** Taxes will be prorated by closing date.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither the Agent nor the Seller makes any guarantees or warranties as to its accuracy. All sketches, dimensions and figures are approximate or "more or less." Any announcements made auction day by the Auctioneer will take precedence over any previous printed materials or oral statements.

**Broker Participation Recognized:** 1.5% Broker Participation is offered. Any Kansas licensed broker/Agents are eligible. Contact Four Seasons Realtors for details.

**Possession:** Subject to tenant rights. Buyer will receive possession of the Real Estate after the 2024 wheat harvest. Seller and Tenant will receive the 2024 wheat harvest income and FSA payments.

[WWW.WEDELAUCTION.COM](http://WWW.WEDELAUCTION.COM)



**AUCTIONEER**  
**TROY WEDEL**  
620-242-6999

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