

160 +/- Acres Harper County, KS Land

LAND AUCTION

Monday, July 22, 2024 Time: 1:30 pm

Online (www.hammauction.com Live Auctions) or in Person

SALE WILL BE HELD AT: Anthony Municipal Hall, Anthony KS

Seller: Hi-Tech Investments

Legal Description: NW4 of 24-33-08, Harper Co, Kansas

Earnest Money: \$20,000.00 on day of sale, balance in Certified Funds on Day of Closing.

Title Insurance & Escrow Agent Closing Fee: 50% Buyer, 50% Seller; Security First Title.

Taxes: 2024 and beyond to be paid for by the Buyer.

FSA Payments: 2024 FSA Payment remains with the Seller. **Minerals:** Pass with the land to the buyer.

Closing: On or Before August 23, 2024. **Possession:** At Closing and per Tenants' Rights. **Located:**

From Anthony, KS, go west 6 miles to 50th Ave. Go ½ mile north on NW 50th Ave. The land begins in the NE corner of the half-mile line. **The land sale is not subject to financing or appraisal.**

Announcements made Day of Sale take precedence over any Internet, faxed, digital, or printed materials.



This 160+/- acre tract includes 124 +/- dryland acres and 34 +/- acres of Native Grass with trees, a small pond on the north end, and a larger pond on the south end. Most tillable acres are good, Class 1 soils with 0-3% slopes. Most of the soil types are Pond Creek Silt Loam. The native grass runs through the middle of the quarter running from NE to SW and is a natural runoff area. The southern pond has recently been dug out and is holding natural and runoff water. It is developed for waterfowl and deer habitat. There are trees scattered throughout the native grass area that provide shelter for wildlife and can be further developed. This is a nice, diversified tract of land.



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