

NATIONS AUCTION

Hays, KS
785.621.2100



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FRIDAY, SEPTEMBER 24TH, 2021 at 10 am

AUCTION LOCATION: SIMS EVENT CENTER, 109 W. MAIN, OSBORNE, KS

20 Acres More or Less Osborne County, Kansas

SELLER: BILLY & JANICE WEESE

Cultivation - Homesite

LAND LOCATION: From the junction of Hwy 24 & Hwy 281 go South approx. 1 1/2 miles to Vermont St. then go West 7 blocks to 8th St. then South 1 block.

COMMON ADDRESS: 337 S. 8th St., Osborne Kansas 67473

LEGAL DESCRIPTION: All of Block 8 and all of Block 9, in Niquette and Truman's Second Addition to the City of Osborne, Kansas. Those 20 acres in the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) in Section Nineteen (19) Township Seven (7) South, Range Twelve (12) West of the 6th P.M. Osborne County Kansas

FSA INFO: 17.72 Acres Cultivation. 1.56 Acres Building Site.

GENERAL INFORMATION: This property is situated on the West edge of Osborne and has endless potential anywhere from a homesite being within walking distance to the golf course, shooting range, and the ball diamonds to one of the finest hunting lodges in the area being close to 3 lakes and wildlife areas. This property has an older style two story Victorian home with numerous avenues to make this an outstanding home containing 8 bedrooms and 2 baths and lots of living area. There is two supporting out buildings. The backyard comes with excellent bottom ground cultivation with soils being McCook Silt Loams rarely flooded and Hord Silt Loams rarely flooded.

TAXES: Seller to pay the 2021 and prior taxes. Purchaser to pay 2022 and future taxes.

GOVERNMENT PROGRAMS: Purchaser to stay in compliance with all US Government programs the property is currently enrolled in. Government payments to follow current F.S.A. guidelines.

MINERAL RIGHTS: All Seller's interest to be conveyed to the Purchaser. To Sellers' knowledge, all minerals are intact and will transfer with the surface.

ACCEPTANCE OF BIDS: The successful bidders will be required to enter in a real estate purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.

EVIDENCE OF TITLE: Seller will provide title insurance to the buyer in the amount of purchase price and the premium will be paid by Seller. Title evidence will be provided on sale day.

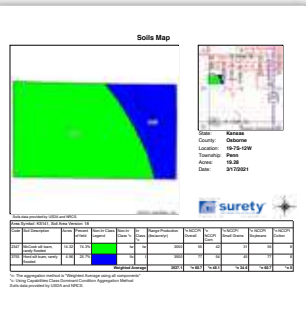
INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Seller nor Nations Auction/Elite Realty, its agents or representatives, are making any warranties about the property, either expressed or implied.

EASEMENTS: The Seller agrees to convey said property by a good and sufficient Deed to the purchase, subject to easements, restrictions, roads, right-of-ways, leases, reservations and county zoning regulations of record. Said Deed shall be delivered to the Purchaser at the time of settlement. Seller(s) agree to pay 100% of the title insurance. If the Purchaser feels an additional survey is needed, the cost shall be the responsibility of the Purchaser.

TERMS: 20% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before October 25, 2021, or as soon as title requirements, if any, can be corrected. Sale is not contingent on Purchaser obtaining financing. Financing, if necessary, needs to be approved prior to the auction. Due to circumstances beyond Nations Auction/Elite Realty's control, concerning COVID 19, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. **ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.** This property is being sold as is where is with no inspections.

POSSESSION: Possession will be after the 2021 fall harvest or upon closing, whichever comes first. Tenant does not intend to graze milo stalks.

AGENCY DISCLOSURE: Nations Auction/Elite Realty is the agent of the Seller. If the Purchaser desires representation, legal counsel is advised. Announcements made day of sale shall take precedence over printed material



Live, Internet & Phone Bidding Available

Auction Location: Sims Event Center
109 W. Main, Osborne, KS
and online at: nationsauction.com

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