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6:30 PM • THURSDAY, OCTOBER 1, 2020 Sellers: The Wanda Spade Family (Susan Ryan & Joanne Supernois)

AUCTION LOCATION: THE ADMIRE COMMUNITY CENTER, 100 E 3RD ST, ADMIRE, KS 66830

AUCTIONEER'S NOTE: If you like quality, then you will want to take a look at these North Lyon County pastures! These pastures have been well managed as you will see, with minimal brush and good ponds, these pastures are ready to work for you! Buy one or both, the current tenant has run them as one pasture. Give us a call to schedule a showing. We look forward to seeing you at the auction!

DIRECTIONS: From the intersection of US-56 & HWY-99, just north of Admire, KS, go north on HWY-99 for 2.0 mi to the pasture gate at the southwest corner of Tract #1 on the east side of the road OR go north on HWY-99 for 1.0 mi to Rd 350, turn east and continue for 1.0 mi to Rd S (not a gravel road), turn north and continue for 0.5 mi to the pasture gate at the southeast corner of Tract #2 on the west side of the road. Watch for signs.

NOTES FOR BOTH TRACTS: These pastures have been leased by the same tenant and ran as one pasture. The north line of tract #2 is the same line as the east half of the south line for tract #1. As you will see, both pastures have been well managed, with regular burning and spraying practices, there is very little brush. There has been some Sericea Lespedeza, but with regular spraying it is now hard to find on the properties. These are both quality pastures with good

TRACT #1: 153.90 acres more or less

Seller: Edward & Susan (Spade) Ryan





TRACT #1: 153.90 acres more or less SELLER: Edward and Susan (Spade) Ryan

BRIEF LEGAL: The S/2 of the S/2 less ROW in Section 04, Township 16 South, Range 12 East of the 6th P.M., Lyon County, Kansas containing approx. 153.90 acres.

TAXES: \$417.76 MINERALS: Sellers minerals transfer to the buyer, there is no production.

DESC: This long quarter consists of 153.90 acres of native and mixed grasses. You will like the rolling hills and good stand of grass in this pasture. The fences are in average condition and the pasture has good water with 2 ponds, one centrally located and the other in the southeast part of the pasture. This pasture gives you great access off of HWY-99 and is ready to take cattle from the first day you take possession.

TRACT #2: 157.96 acres more or less

Seller: Jerry & Joanne (Spade) Supernois





TRACT #2: 157.96 acres more or less SELLER: Jerry and Joanne (Spade) Supernois

BRIEF LEGAL: The NE/4 less ROW in Section 09, Township 16 South, Range 12 East of the 6th P.M., Lyon County, Kansas containing approx. 157.96 acres.

TAXES: \$502.12 MINERALS: Sellers minerals transfer to the buyer, there is no production.

DESC: Here is a clean quarter of native and mixed grasses consisting of approx. 157.96 acres of rolling Flint Hills. It is watered by one large pond that is centrally located and another smaller pond. The fences are in average condition with one section on the south that is below average. This is a clean pasture with nice changing elevation and a good stand of grass. This pasture is ready to work for you!

TERMS: Earnest money at signing of the contract will be \$25,000.00 (Tract #1) and \$25,000.00 (Tract #2) made payable to Lyon County Title. Full possession upon closing on or before Tuesday, November 3, 2020. Owners Title Insurance Policy and title company closing fee will be shared equally, 50/50 between the seller and buyer. There is an ag lease on the property through October 15, the sellers will retain the 2020 rent and will pay the 2020 taxes. Buyer will receive full possession of the property at time of closing. It is the responsibility of the buyer to rely on their own judgements or have your own inspections done. Property is sold in present condition with no warranties or guarantees. All financing arrangements need to be made prior to the auction. All information has been gathered from Lyon Co sources and is deemed reliable but is not guaranteed. All announcements made day of the auction take precedence over any advertisements. teed. All announcements made day of the auction take precedence over any advertisements.

CHUCK MAGGARD Sales/Auctioneer

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