38.9 +/- ACRES OF CROPLAND & POTENTIAL BUILDING SITE IN LYON CO.



Sellers: Janice E. Hume & Rhonda H. Summerland

AUCTION LOCATION: THE EMPORIA AMERICAN LEGION, 2921 W 12TH AVE, EMPORIA, KS 66801

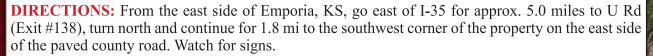




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AUCTIONEER'S NOTE: Be sure to take a look at this diverse tract and potential building site. With recreational opportunities, income from the crops and the opportunity to build, this property could be a great investment. With all time low interest rates, take advantage of this opportunity to lock in those low rates and diversify your portfolio. With paved road access and utilities close by, it is ideally located to build the home of your dreams. Give us a call to schedule a tour of this property. We look forward to seeing you at the auction!

PROPERTY ADDRESS: 1900 Road U, Emporia, KS 66801



BRIEF LEGAL: The South Half of the Northwest Quarter of the Southwest Quarter (S/2 NW/4 SW/4) AND a tract beginning in the Northwest Corner of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 36, Township 18 South, Range 12 East of the 6th P.M., Lyon County, Kansas containing approx. 38.9 acres.

TAXES: \$392.92 MINERALS: Sellers minerals transfer to the buyer, there is no production.

DESC: What a great opportunity! Here is a nice sized tract of cropland with some recreational opportunities, plus a potential building site. The property is located within 7 miles of Emporia and sits on a paved road, with no gravel, which can be hard to find. The county shows a total of 27.82 dryland acres consisting primarily of upland soils (Kenoma Silty Clay Loam, Kenoma Silt Loan and Labette Silty Clay Loam). There are some terraces and a waterway in place. The balance of the property, 11.08 acres is in grass and trees. There is just enough cover to provide a good place for the deer to bed down with lots of food sources all around. The grass and treed area sits on the back side of the property where it's undisturbed. You should also consider its potential for a building site, with paved road access, electric lines and its location within Rural Water District #5, this could be the dream location you have been looking for! Come and see how this property could fit into your existing ag operation, or if you are just getting started, with all time low interest rates, what a great way to start building some equity.

TERMS: Earnest money at signing of the contract will be \$7,500.00 made payable to Lyon County Title. Full possession upon closing on or before Tuesday, December 15, 2020. Owners Title Insurance Policy and title company closing fee will be shared equally, 50/50 between the seller and buyer. Sellers will retain the 2020 rent income and will pay the 2020 taxes. 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.

FSA INFORMATION:		
Crop	Base Acres	PLC Yield
Wheat	7.5	29
Grain Sorghum	13.5	51
Soybeans	2.7	30
Total Base Acres	23.70	

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