

63.4 +/- ACRES OF PASTURE IN MARION CO



AUCTION



6:00 PM • THURSDAY, NOVEMBER 17, 2022

Seller: Pritz Joint Family Trust (Maurice Pritz and the late Twila Pritz)

AUCTION LOCATION: THE LINCOLNVILLE COMMUNITY CENTER, 213 W 6TH ST, LINCOLNVILLE, KS 66858



AUCTIONEERS NOTE: It is a privilege to represent the Pritz Family in the sale of this native and mixed grass pasture in Marion Co. This pasture has great access with only 0.3 miles of gravel off of Highway 77 between Lincolnvillle and Lost Springs. There is one oil well on the property, seller's interest will transfer to the buyer. Be sure to come and take a look at this property. We look forward to seeing you at the auction!

DIRECTIONS: From the north side of Lincolnvillle, KS, go north on US-77 for approx. 2.8 miles to 320th, turn west and continue for approx. 0.3 miles to the NE corner of the property on the south side of the road. Watch for signs.

BRIEF LEGAL: The W/2 of NW/4 lying west of the Railroad ROW less ROW in Sec 35, Twp 17S, Rge 04E of the 6th P.M. in Marion Co, Kansas containing approx. 63.4 acres.

2021 TAXES: \$302.06

MINERALS: Seller's minerals transfer to the buyer, there is one oil well on the property which produced 393 barrels in 2021. The current operator is Hett Oil & Gas LLC.

DESC: This Native and mixed grass pasture is located in Northeast Marion Co. Located just 0.3 miles off of US-77, you have great access to the property. The county shows 63.4 total acres. There is a small draw on the north with some trees that would offer good protection for wintering cattle. Fences are in average to above average condition. At time of closing, buyer will be responsible for water, there is no pond or well on the property, current water has come from a well on the neighbor's property. Approx 1.5 acres are fenced out in the northwest corner of the property where there is an older shed with a lean-to, a portion of the roof will require some repairs. Be sure to take a look at this property, good access, pasture, some production and only 35 minutes from Junction City, come see how this property can work for you!

TERMS: Earnest money due day of the auction will be \$10,000.00 made payable to Security 1st Title. The balance will be due in full at closing which shall be on or before Tuesday, January 10, 2023, at which time buyer will receive appropriate Deed. Title insurance and title company closing fees will be shared 50/50 between buyer and the seller. Seller will retain the 2022 income and will be responsible for the 2022 and all prior years taxes. The buyer will receive full possession at time of closing. Seller's mineral rights will transfer to the buyer. All inspections must be done prior to the auction. The property is sold in "as is" condition, with no warranties or guarantees. Buyers must rely on their own knowledge or have inspections completed prior to the auction. All financing arrangements need to be made prior to the auction. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection. All information has been gathered from Marion Co sources and is deemed reliable but is not guaranteed. Boundary lines on maps, photos and videos are approximate and not survey accurate. All announcements made day of the auction take precedence over any advertisements.



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