

TRACT #3: 141 +/- ac in Wabaunsee Co



DESC: Here is another nice tract that offers a great mix of cropland and recreational opportunities. There are approx. 141 total acres with 114 acres of cropland comprised of 4 fields ranging from 11 to 50 acres in size. Good conservation practices are in place with terraces and waterways. The balance of the acres are made up of timber, waterways and Chicken Creek, where on the south end of the property, it takes in both sides of the creek creating a great wildlife habitat. Between the timber lined creek and a few tree rows, there is a secluded feeling that creates a great setting for wildlife. We have seen a lot of wildlife and Whitetail bucks on our cameras. Take advantage of this opportunity to invest in cropland! Come and see how this could fit into your ag operation.



TRACT #4: 160 +/- ac in Wabaunsee Co



DESC: This tract offers great diversity with cropland, pasture and recreation. There are approx. 160 total acres with 38 acres of cropland that make up 2 fields and have terraces in place. There are approx. 122 acres of grass with an approx. 106 acre pasture with a good stand of native and mixed grasses. The pasture features 4 ponds with average fence around the perimeter. The balance of the grass acres consist of some expired CRP and tree rows. The expired CRP provides for some great cover and bedding for wildlife, we have seen Whitetail bucks, turkey and waterfowl on the property. Take advantage of this diverse tract and see how it can work for you!



TERMS: Earnest money due day of the auction: Tract #1 - \$40,000.00, Tract #2 - \$90,000.00, Tract #3 - \$45,000.00, Tract #4 - \$40,000.00 made payable to Lawyers Title of Kansas, Alma Office. The balance will be due in full at closing which shall be on or before Friday, March 21, 2025, at which time buyer will receive appropriate Deed. Owners Insurance Title Policy and title company closing fees will be shared 50/50 between buyer and the seller. Seller will pay for 2024 and all prior years taxes. The buyer will receive full possession at time of closing on Tracts #1, #3 and #4. On Tract #2 buyer will receive possession at closing except for the cropland on the west which is planted to wheat, approx. 66 acres, possession will be after the wheat harvest, Seller will retain income from the wheat. Early possession will be discussed to qualified buyers for preparing for the 2025 season. Seller's mineral rights will transfer to the buyer, there is no production. 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. Properties are being sold with seller confirmation. Each tract will be sold individually, tracts will not be offered in combinations, final acreages will be based off of survey. All information has been gathered from Wabaunsee 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.

AUCTION TERMS

LIVE WEBCAST AUCTION: This will be a Live Webcast Auction with pre-bidding available via internet prior to sale time. At 6:00PM on February 27, the auction will close at live auction with Live internet bidding allowing online bidders to watch and bid in real time along with the live auction. Bidding available through HiBid, call for details and see additional terms online.

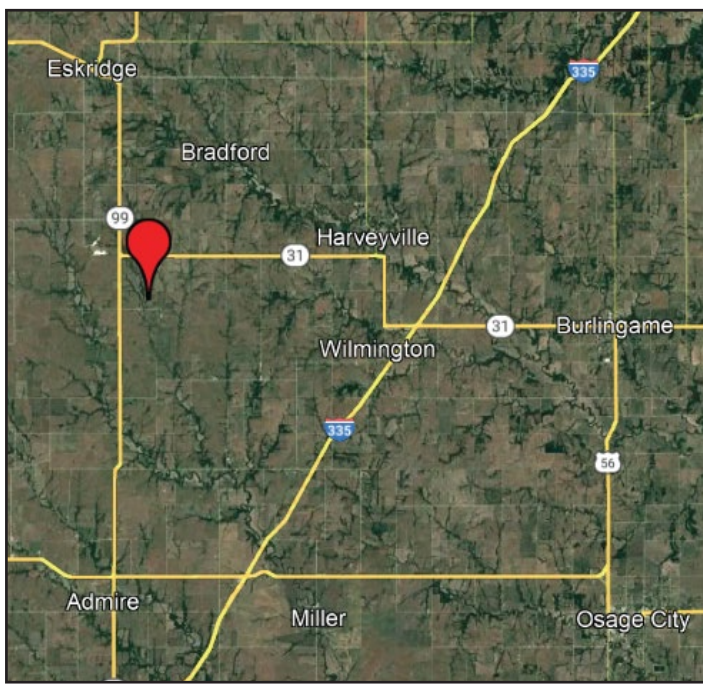
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LAND AUCTION
791 +/- ac - 4 Tracts - Wabaunsee Co
SELLER: Justin & Barbara Hill
Thursday, 02/27/2025 at 6pm

4 TRACTS
Wabaunsee
County

For more information
& photos, visit our website:
WWW.GRIFFINREALESTATEAUCTION.COM



LAND AUCTION
Thursday, 2/27/2025 at 6pm
at the Eskridge Senior Center,
208 S Main St, Eskridge, KS 66423
SELLER: Justin & Barbara Hill

TRACT #1 - 155 +/- acres in Wabaunsee Co
TRACT #2 - 335 +/- acres in Wabaunsee Co
TRACT #3 - 141 +/- acres in Wabaunsee Co
TRACT #4 - 160 +/- acres in Wabaunsee Co

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