



Land Auction

Tuesday March 5, 2019 at 7 pm

Auction Location: Americus Senior Center
516 Locust Street – Americus KS 66835

Website has more photos. Call agent for private showing.

191 acres of Lyon County cropland, grass, timber and private lake (2 tracts)

Property location: From stop sign in Americus, go north on Americus Road 6 miles, turn east on Road 300 and go 2 miles, property is on both sides of the road.

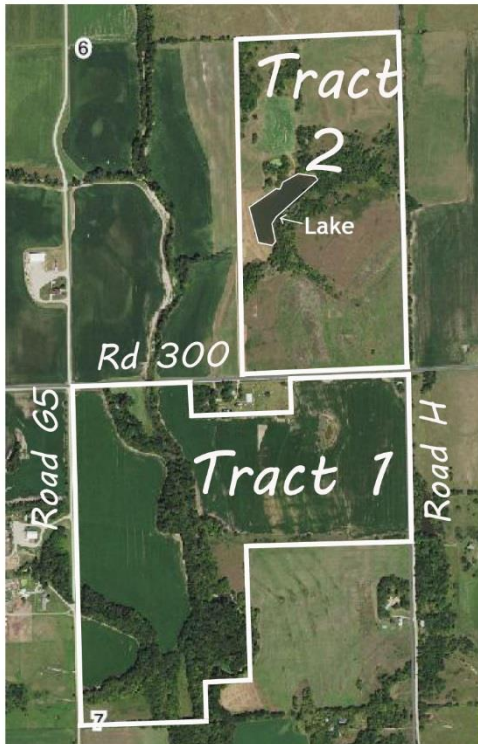
Tract 1 – 111 Acres: 75 acres of cropland which is a mix of upland Class 3e and creek bottom Class 2w and 1 soils; has previously been planted to row crops. Balance is grass and timber; seven acres previously enrolled in CRP but contract has been terminated; Allen Creek goes through the property; abundant wildlife habitat. Legal Description: N/2 NE/4 EXCEPT a five acre building site and SW/4 NE/4 EXCEPT the east 20 rods of the south 20 rods Section 7-17-11.

Tract 2 - 80 Acres: Very attractive private lake with approximately 3 surface acres; balance is in grass and trees; 32 acres was previously enrolled in CRP but contract has been terminated; some native grass hay meadow; abundant wildlife habitat. Legal description: E/2 SE/4 Section 6-17-11.



Seller: Luginsland Irrevocable Trust

Tract 2 - 80 acres



Agent Note's: Here is an opportunity to purchase **two very attractive properties**. **Tract 1** has productive farmland with some creek bottom dirt and enough trees along the creek to give it recreational appeal. **Tract 2** has a **small private lake which is co-owned with the neighbor**. The lake was built in 1974 jointly with the adjoining landowner who shares in the use, benefit and maintenance of the detention structure. Most of the grass on Tract 2 was previously enrolled in CRP but the contract was terminated upon death of the previous owner. This gives you several options as a new owner; leave it in grass for wildlife habitat, return to cultivation or apply for a new CRP contract.

Terms: Seller requires \$25,000 for Tract 1 and \$15,000 for Tract 2 earnest money deposit at the conclusion of the auction and signature on a binding purchase contract with the balance of the purchase price due in full at closing on or before April 5, 2019, at which time buyer will receive an appropriate deed. Cost of title insurance and closing fee to Lyon County Title will be shared equally by the Seller and Buyer. Buyer will receive full possession at closing. Early possession of the farmland for spring planting is possible with approval of the Seller. The Buyer will be responsible for the 2019 real estate taxes. The property is selling subject to all easements, restrictions, covenants, leases, roads, rights of way and zoning regulations of record. All of Seller's mineral rights will transfer to buyer and are thought to be intact.

All announcements on auction day take precedence over all advertisements and printed material. Swift-N-Sure Auctions & Real Estate and its agents represent the sellers and do not represent the buyers. All information is obtained from sources considered to be reliable, but is not guaranteed by the Sellers or Seller's Agents. Prospective buyers are encouraged to complete their own independent investigation of property characteristics. This sale is not subject to the buyer obtaining financing or inspections. All financing arrangements or inspections must be made by the Buyer prior to the sale date. Sellers and Seller's Agents are not responsible in case of accidents. Seller reserves the right to accept or reject any and all bids.

Tract 1 - 111 acres

We are available any time by appointment to show you these outstanding properties.

Victor Edelman

Broker / Auctioneer
620-366-0339

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Brian Landis

Listing Real Estate Agent
620-256-6753

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Private bidder registration and bidder packets are available.

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