

**Absolute Land Auction 3 Tracts and
Home 400 Acres Labette County KS**
1033 8,000 Rd
Altamont, KS 67330

\$1
400 +/- acres
Labette County



Absolute Land Auction 3 Tracts and Home 400 Acres Labette County KS Altamont, KS / Labette County

SUMMARY

Address

1033 8,000 Rd

City, State Zip

Altamont, KS 67330

County

Labette County

Type

Farms, Ranches, Residential Property

Latitude / Longitude

37.1030 / -95.3536

Dwelling Square Feet

1489

Bedrooms / Bathrooms

2 / 2

Acreage

400

Price

\$1

Property Website

<https://mossyoakproperties.com/property/absolute-land-auction-3-tracts-and-home-400-acres-labette-county-ks-labette-kansas/14818/>



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PROPERTY DESCRIPTION

Selling at Absolute Public Auction May 8th at 10:30 AM located at the home farm at 1033 8,000 Rd Altamont KS. 400+/- Acres selling in 3 tracts

Tract 1. 160 +/- acres NW1/4 of S8 T34 R19 Labette County KS. 2020 Taxes \$3,393.26
Homes and Barns all selling as is Buyers can call Agent and schedule showing anytime prior to Sale Day. House and Barns possession will take place on the closing day. All fenced grass is under lease until march 1 2022.

80+/- acres tillable currently in wheat with the 1/3 of the crop to become the buyers at closing. Tenant has a verbal share crop agreement and can plant beans with 1/3 belonging to the buyer. It is the responsibility of the buyer to negotiate the 2022 lease according to Kansas State Law. 65 acres pasture is currently leased and that grass lease will expire with possession of the grass on March 1 2022. (Jake Rohling)

Tract 2. 160 +/- acres SE1/4 of S8 T34 R19 Labette County KS except minerals. 2020 Taxes \$1,605.98
100 +/- acres tillable currently in wheat with 1/3 of the crop to become the buyers at closing. Tenant has a verbal share crop agreement and can plant beans with 1/3 belonging to the buyer. It is the responsibility of the buyer to negotiate the 2022 lease according to Kansas State Law. 20 acres of hay meadow stays with the Tenant for the 2021 haying season but 1/3 of hay will belong to the buyer this also expires with the verbal lease March 1 2022.
(Duane Brown)

Tract 3. 80 +/- acres E1/2 NE1/4 S12 T34 R18 Labette County KS minerals intact 2020 Taxes \$298.68
All in grass and leased until March 1 2022. buyer and seller will prorate the \$2,250 lease payment to the day of closing. Buyer takes possession on March 1 2022. (Duane Brown)
Producing Gas Well on the 80 with following production (2018 4,842 mcf) (2019 4,621 mcf) (2020 4,507 mcf)

We will Auction these 3 tracts in order 1 thru 3 and we will not be offering any combination of the tracts. If you want all 3 you must buy all 3 individually..

Contact Agent Cody Ross for any specific details or to view the house anytime prior to sale day. 417-529-4416

*TERMS: Earnest money is 10% down at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before June 8, 2021. Closing fee



and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is not selling subject to financing or inspections. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material. The property is being sold and bought in as is where is condition. Brokerage company is acting as a sellers agent only.

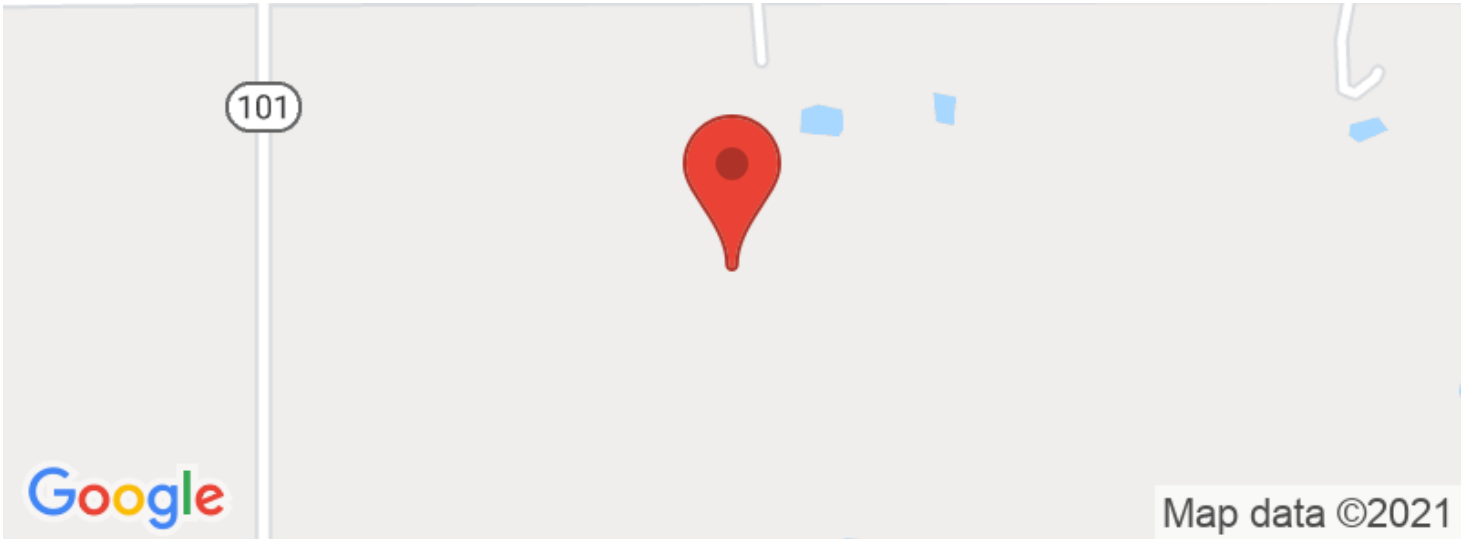
Josh Fiscus
Broker/Owner
620-870-9766



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Altamont, KS / Labette County



Locator Maps



Aerial Maps



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Altamont, KS / Labette County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Fiscus

Mobile

(620) 870-9766

Email

jfiscus@mossyoakproperties.com

Address

1700 W 4th Street

City / State / Zip

Oswego, KS, 67356

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties of the Heartland

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Springdale, AR 72762

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MossyOakProperties.com

MORE INFO ONLINE:

MossyOakProperties.com