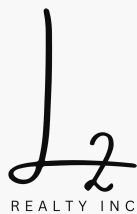


??
00000 K47 Hwy
Altoona, KS 66710

45± Acres
Wilson County



??

Altoona, KS / Wilson County

SUMMARY

Address

00000 K47 Hwy

City, State Zip

Altoona, KS 66710

County

Wilson County

Type

Farms

Latitude / Longitude

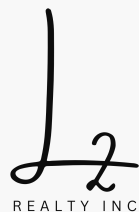
37.531678 / -95.682102

Acreage

45

Property Website

<https://l2realtyinc.com/property/-wilson-kansas/48077/>



??

Altoona, KS / Wilson County

PROPERTY DESCRIPTION

ONLINE & LIVE. Online bidding will open at 10 am on 12/11/2023 and the live auction will begin at 6 pm on 12/12/2023. Bidding will be conducted via online, by phone, or in person. The auction will conclude upon closing of the live bidding.

There will be a 10% buyers premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between seller and buyer.

The property is selling subject to a reserve.

Bids submitted shall be "firm bids" available for sellers acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.

Final sales price will be calculated by 44.4 times the final bid.

Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to Security First Title within five (5) days of notification and acceptance. Remaining balance due at the time of closing.

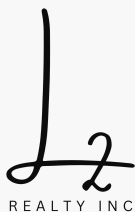
Closing of the sale bid purchase will be conducted on or before 1/12/2024 at where time seller shall deliver possession.

Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included.

There will be no guarantee on any fence or property lines as the selling is of the legal description only.

Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties.

All terms announced the day of the auction take precedence over any other advertising.



??

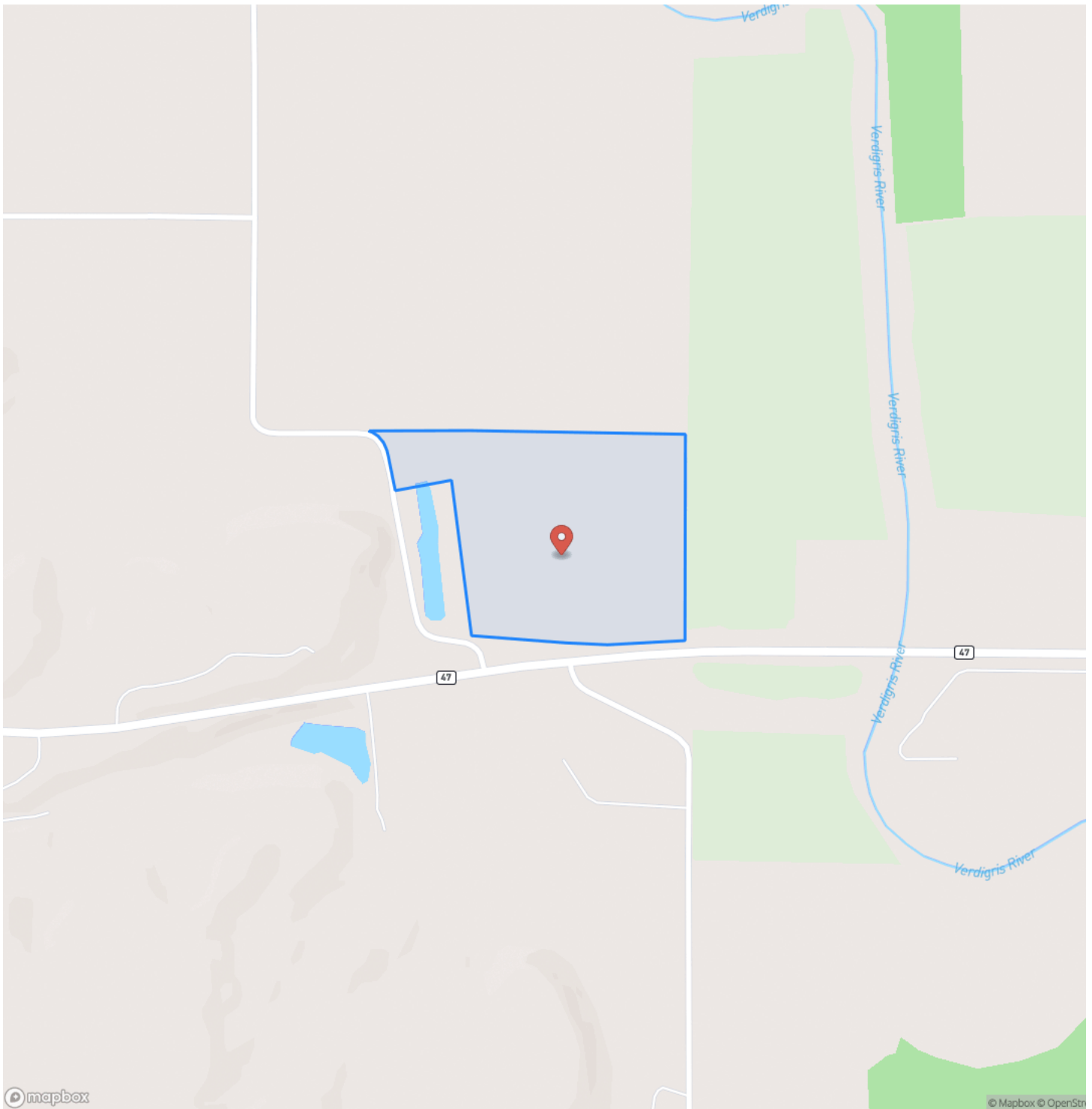
Altoona, KS / Wilson County



??

Altoona, KS / Wilson County

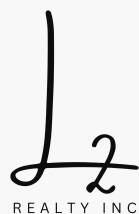
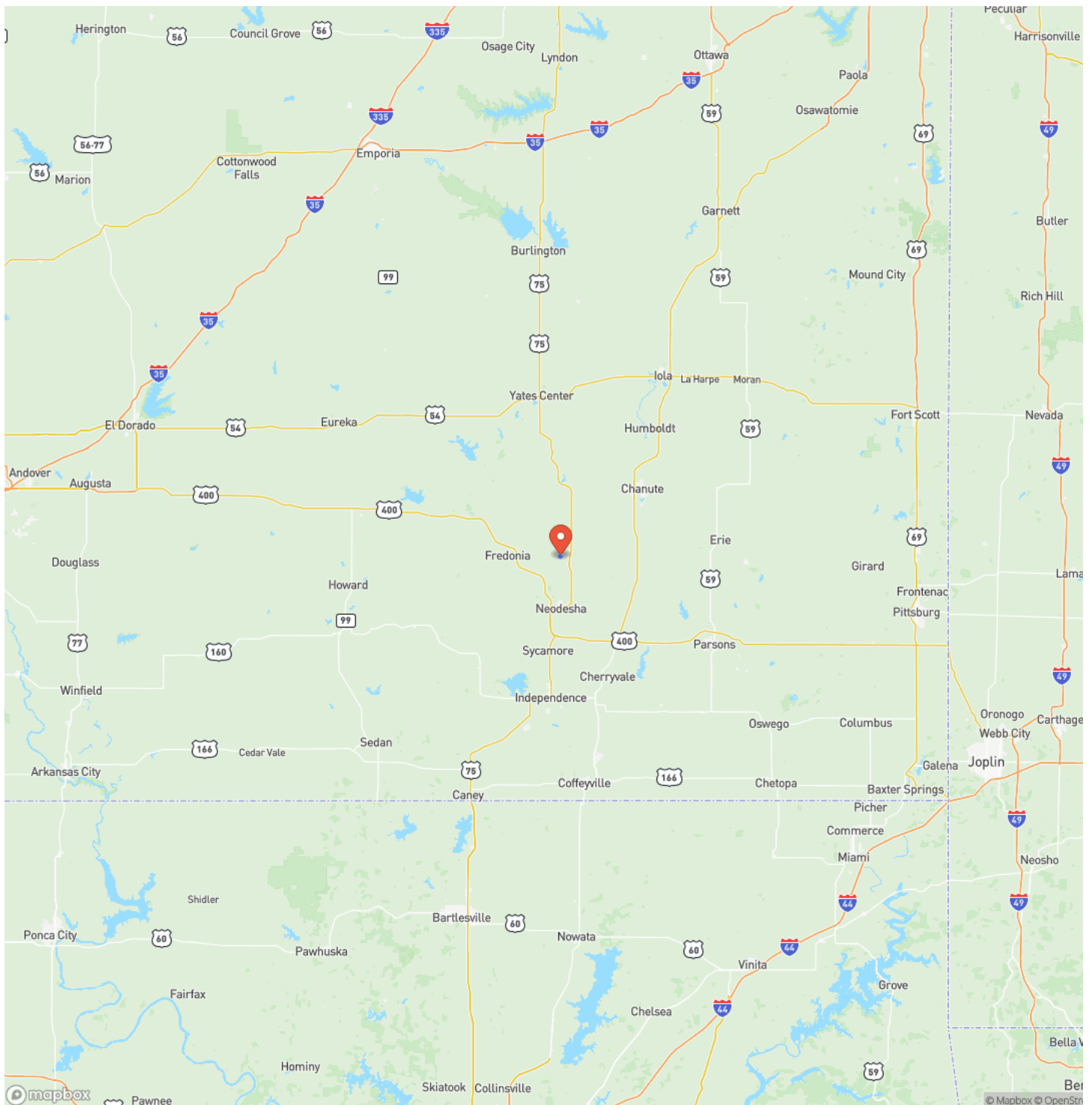
Locator Map



??

Altoona, KS / Wilson County

Locator Map



??

Altoona, KS / Wilson County

Satellite Map



Altoona, KS / Wilson County

For more information contact:



Matt Wonser

(620) 330-7282

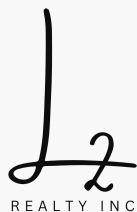
(620) 577-4487

mwonser@l2realtyinc.com

4045B CR 3900

Independence, KS 67301

NOTES



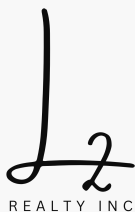
This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.



L2 Realty, Inc - Land and Lifestyle Properties

4045B CR 3900

Independence, KS 67301

(620) 577-4487

l2realtyinc.com

