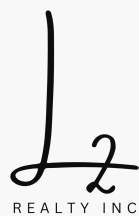


Carter Auction
11409 Udall Rd
Altoona, KS 66710

145± Acres
Wilson County



Carter Auction
Altoona, KS / Wilson County

SUMMARY

Address

11409 Udall Rd

City, State Zip

Altoona, KS 66710

County

Wilson County

Type

Farms

Latitude / Longitude

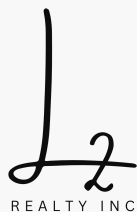
37.533464 / -95.594995

Acreage

145

Property Website

<https://l2realtyinc.com/property/carter-auction-wilson-kansas/51725/>



PROPERTY DESCRIPTION

L2 Realty, Inc is proud to present 142 +/- Acres in Wilson County for sale via online and in live Auction. The terms of the auction are listed below.

The parcel will sell as 5 lots. **Lot 1:** 74 +/- Acres **Lot 2:** 50 +/- Acres **Lot 3:** 18 +/- Acres **Lot 4:** Combination of lots 2 and 4 **Lot 5:** Combination of lots 1, 2, and 3.

Lot 1: The first lot is approximately 74 acres and it is located on the West side of Udall Road. The Southern Boundary to this tract is Highway 47. The owner will be retaining his house and a few acres around it the exact acreage will be determined by a staked boundary survey. This lot has a producing gas well managed by River Rock that and the mineral rights will transfer to the new owner. 69 +/- of the acres are currently in agricultural production. It is currently fallow and the buyer can take possession upon closing and plant a spring crop on it. There is a small pond in the center of the property.

Lot 2: The second lot is located on the East side of Udall road and features Highway 47 frontage along the Southern boundary. This parcel is 50 +/- acres and 48 +/- of those acres are currently planted to wheat. The seller is the farmer and will harvest the wheat crop this summer. At that time the buyer will be able to take over farming operations. Class 2 soil, Woodson Silt Loam, encompasses a large portion of the tillable soil on this parcel. Other than the water way that runs East/West along toward the Southern end of the farm, it is all production!

Lot 3: The third lot is comprised of 18 +/- acres and is very diverse. There are two small hay meadows on it and the soil is a class 3. It would be farmed, put into food plots, let grow wild for wildlife habitat, or continue on with the hay production. The property has two distinct water features. The first being a pond that is surrounded by trees and brush. Ducks flew off of the pond while I scouted the property. It feels like ducks would frequent the pond and there are a lot of birds that fly over this area. The second water feature is a big creek in the Northeast corner of the farm. The creek makes a bend and has a nice size pocket of water on the property. The terrain is sloping in one spot and would allow a side by side or 4 wheeler to be driven down to the creek. Other spots or more of a small bluff. The deer trails coming out of the thick cover to the North and East are very impressive. The deer are traveling to the agricultural production South of this property. It has a perfect location in between big cover and food.

Lot 4: This offering is a combination of lots 2 and 3. The opening bid will be the combined high bids from Lots 2 and 3.

Lot 5: This offering is the entire farm. A combination of lots 1, 2, and 3. The starting bid will be either the combined high bids of lots 1, 2, and 3 or the combined bid of lots 1 and 4, whichever is higher.

ONLINE & LIVE. Online bidding will open at 10:00 am on March 4, 2024 and the live auction will begin at 6:00 pm on March 7, 2024. Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.

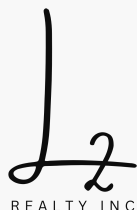
There will be a 10% buyers premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between seller and buyer.

The property is selling subject to a reserve.

Bids submitted shall be "firm bids" available for seller's 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 the surveyed acreage times the final bid. Staked boundary survey to be completed prior to the auction date.

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 Wilson County Title within five (5) days of notification and acceptance. Remaining balance due at the time of closing.



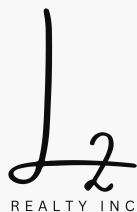
Closing of the sale bid purchase will be conducted on or before April 9, 2024 at which time the seller shall deliver possession.

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

Boundary property lines pictured are approximated for reference only. Boundary lines will be determined by stake boundary survey. 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.

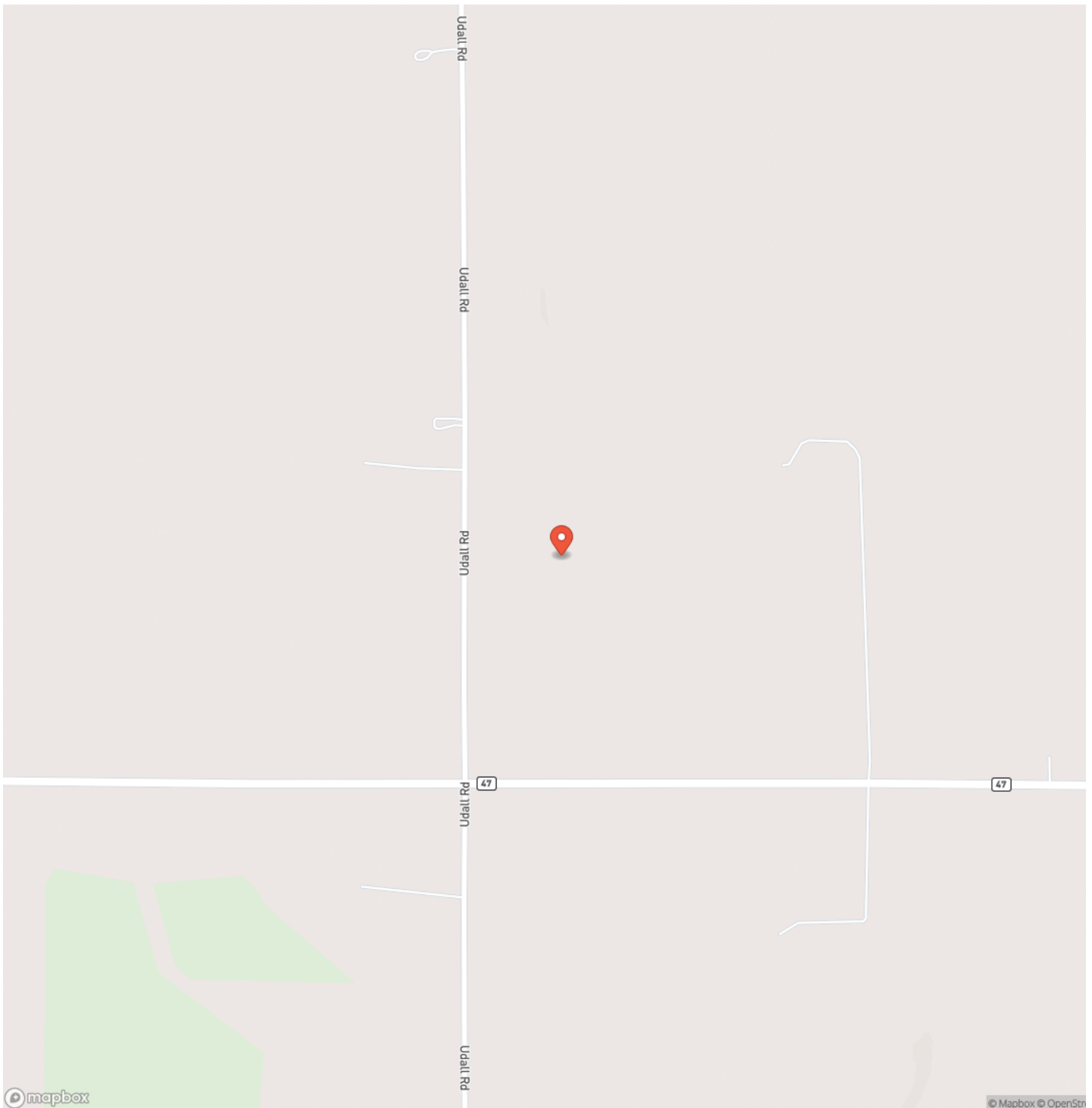
All terms announced the day of the auction take precedence over any other advertising.



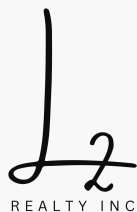
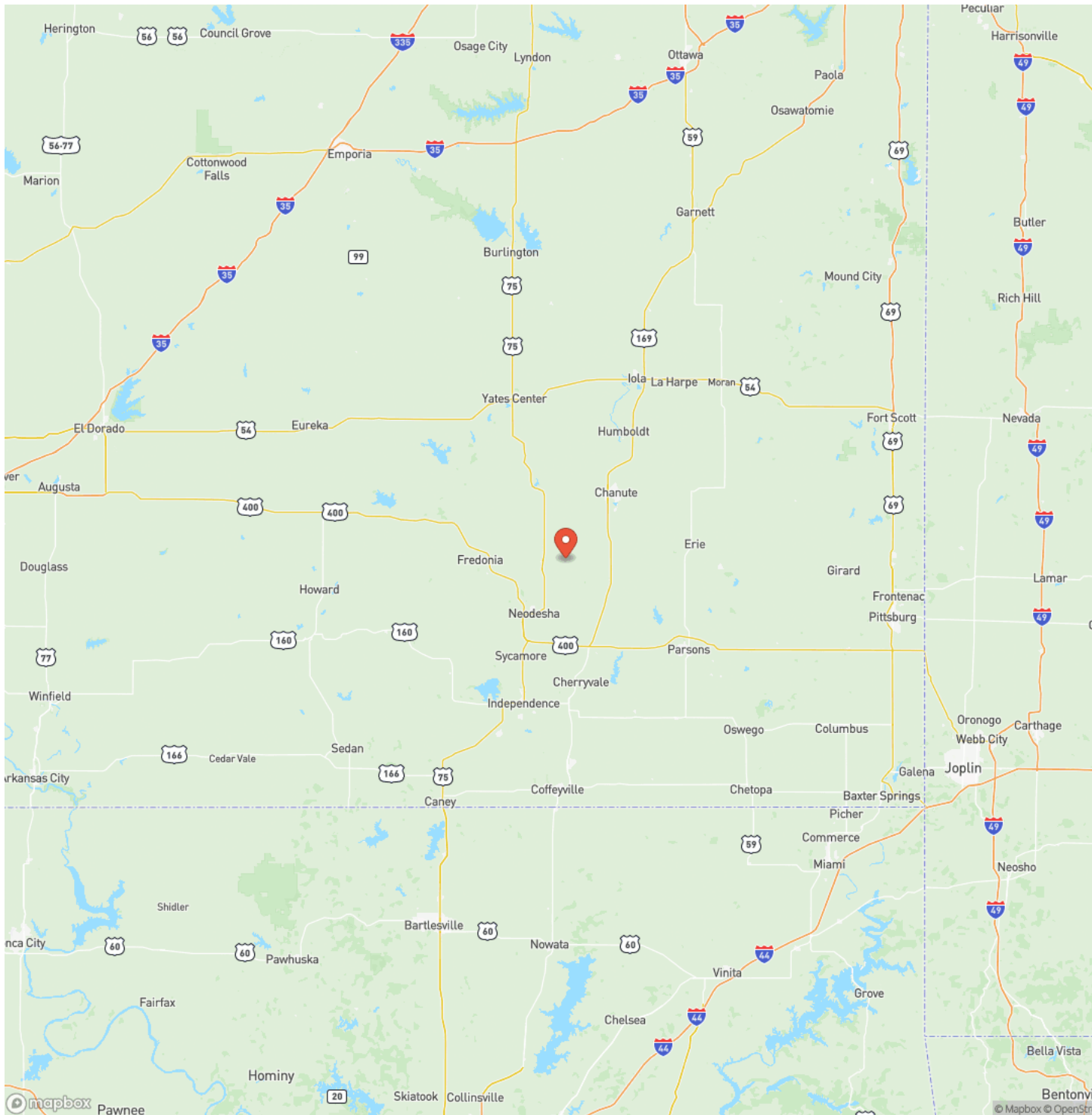
Carter Auction
Altoona, KS / Wilson County



Locator Map



Locator Map



Satellite Map



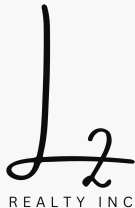
This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.



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