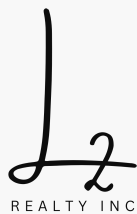


Edwards County Farmland Auction
00000 LEW RT 2
Lewis, KS 67552

312,500± Acres
Edwards County



MORE INFO ONLINE:

l2realtyinc.com

Edwards County Farmland Auction
Lewis, KS / Edwards County

SUMMARY

Address

00000 LEW RT 2

City, State Zip

Lewis, KS 67552

County

Edwards County

Type

Farms

Latitude / Longitude

37.864159 / -99.139964

Taxes (Annually)

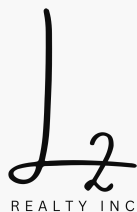
1573

Acreage

312.500

Property Website

<https://l2realtyinc.com/property/edwards-county-farmland-auction-edwards-kansas/52141/>



PROPERTY DESCRIPTION

*** AUCTION CANCELED - PRE-AUCTION OFFER ACCEPTED AND UNDER CONTRACT ***

L2 Realty, Inc. is proud to present this multi-generational half-section of excellent dryland tillable ground. This ground has been in the family for three generations or longer and is awaiting its next owner come the auction date. Located 13 miles southeast of Lewis, KS, and 8 miles south of Belpre, KS lays 312.5 acres of primarily class 2 tillable ground that lays very well. With HWY 50 just 6 miles to the north, and road frontage to the west, north, and east of the property, this farm has very easy access and a quick commute to grain markets. Electricity is available along the north road, and there is a well for watering livestock on the NE corner of the property. 100 +/- acres are currently planted in wheat and the remaining acreage is milo stubble. This farm is on a 1/3 2/3 share with the farm tenant. The 100 +/- acres of wheat will remain with the seller and possession of that acreage will take place after the 2024 wheat harvest. Possession of the balance will occur at closing.

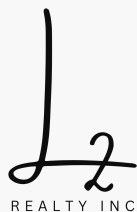
This farm will be auctioned off on March 28th, 2024 at the Bank of Lewis in Lewis, KS at 6 PM. If you're a farmer looking to add more acres to your operation, or an investor looking to put a hedge on inflation and add to that portfolio, you will want to join us during the bidding process. Not very often do you see farm ground in this area of Edwards County for sale. Bidding will be online and in-person on the evening of the auction. Contact the listing agent with any questions you may have.

Call or email the listing agent, Trevor Stoll, at [\(620\) 960-4555](tel:6209604555) or tstoll@l2realtyinc.com to set up a showing. Please review the auction terms below.

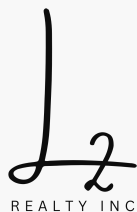
- 310 acres of tillable per FSA
- 88% class 2 soils
- Mineral rights will convey
- 21 miles to Kinsley, KS
- 13 miles to Lewis, KS
- 8 miles to Belpre
- 6 miles to HWY 50

Auction Terms

ONLINE & LIVE. Online bidding will open at 8:00 AM on 03/26/2024 and the live auction will begin at 6:00 PM on 03/28/2024. 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 sellers acceptance and without contingencies. Interested

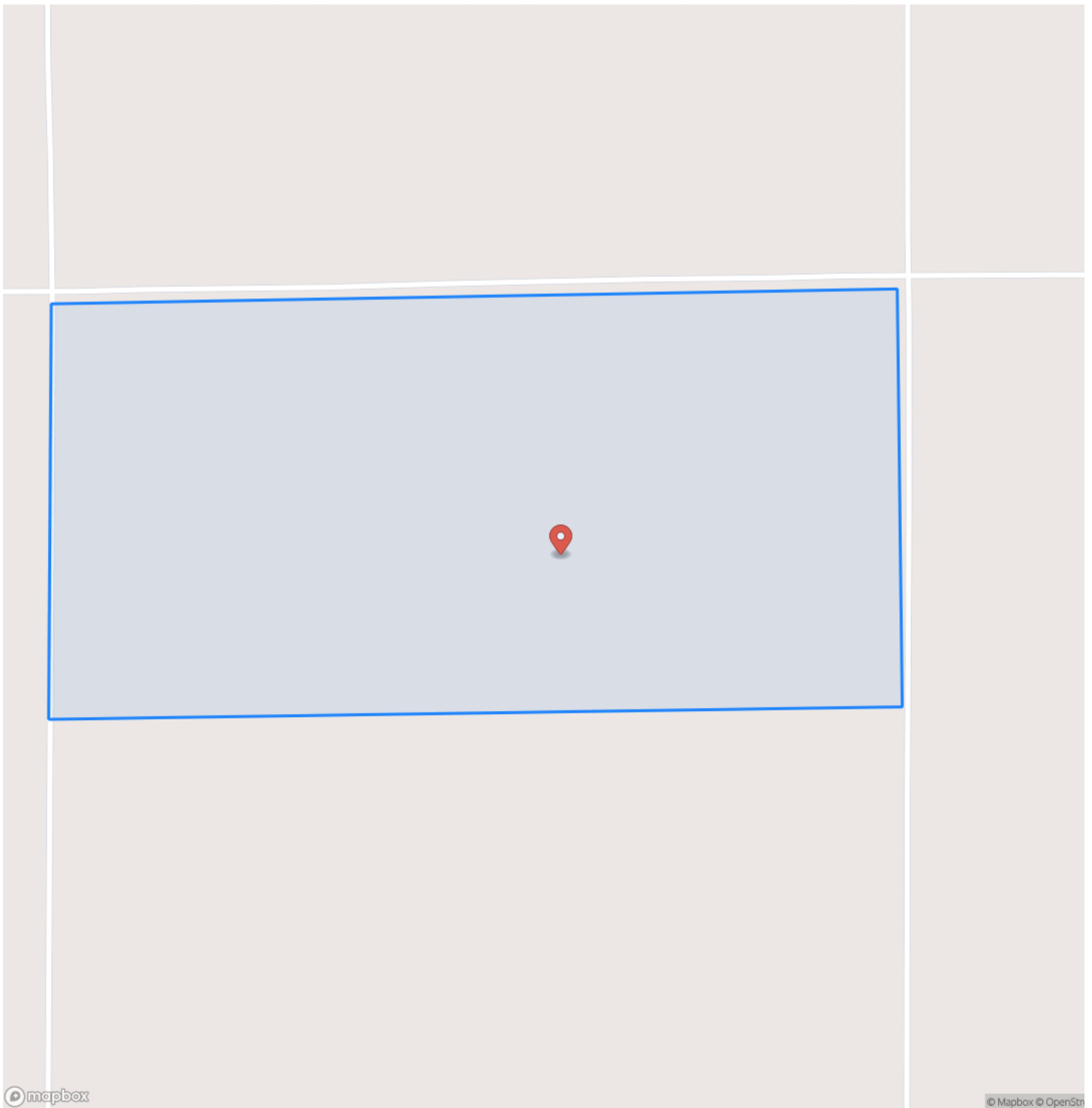


buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding. The final sales price will be calculated by 312.5 times the final bid. Upon acceptance of a bid by seller, the real estate contract will be provided by 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 1st 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 29th, 2024 at where time 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. 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.

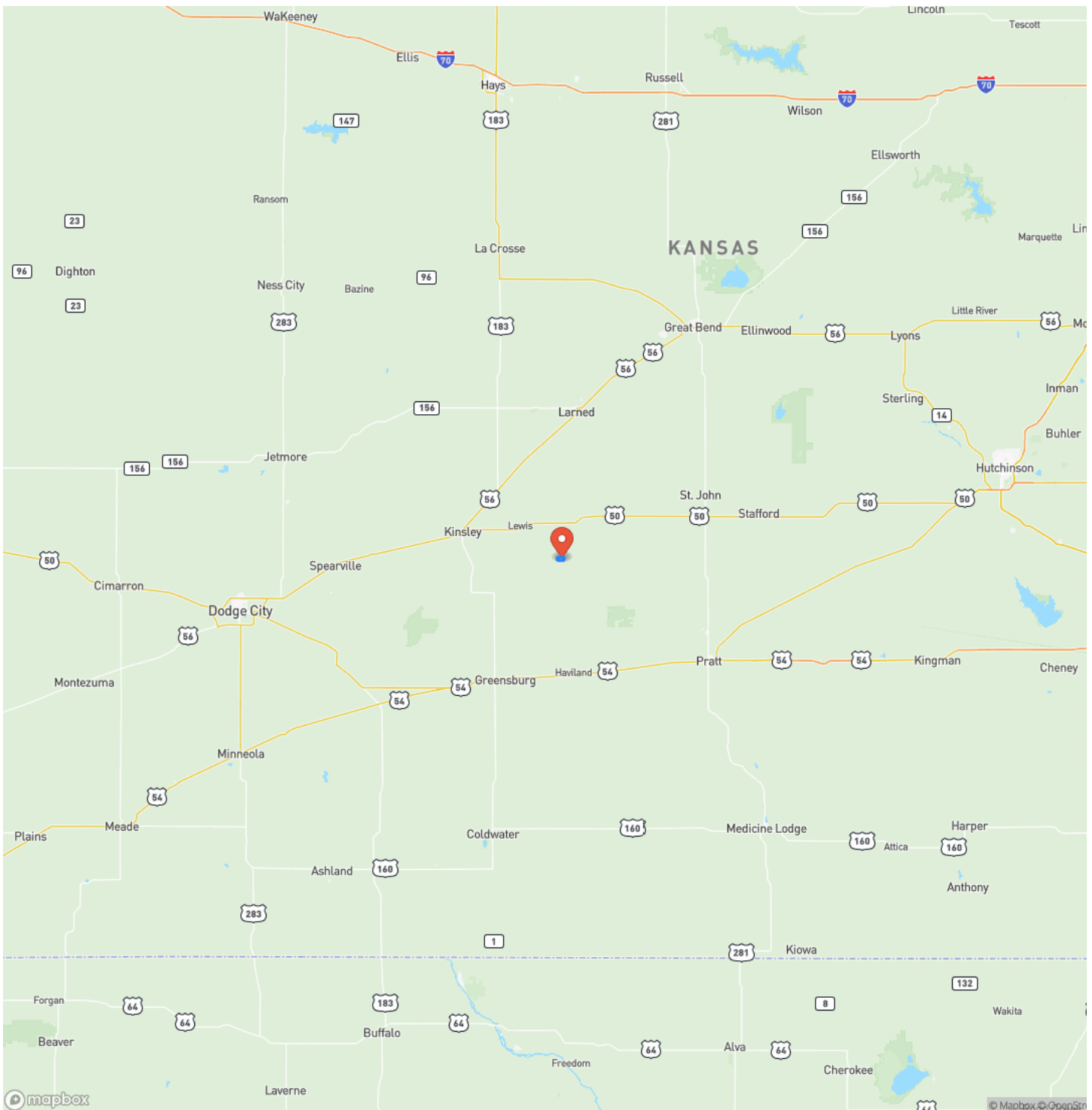




Locator Map



Locator Map



Satellite Map



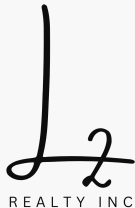
This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

