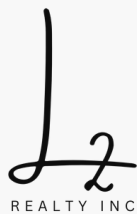


COME ONE! COME ALL! Let's Hear that Auction Call!
00000 Rd 19
Howard, KS 67349

**160± Acres
Elk County**



MORE INFO ONLINE:

l2realtyinc.com

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Howard, KS / Elk County

SUMMARY

Address

00000 Rd 19

City, State Zip

Howard, KS 67349

County

Elk County

Type

Farms

Latitude / Longitude

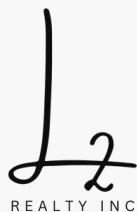
37.53613 / -96.193556

Acreage

160

Property Website

<https://l2realtyinc.com/property/come-one-come-all-let-s-hear-that-auction-call-elk-kansas/53875/>



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PROPERTY DESCRIPTION

159.5+/- Acres Upland Elk County, KS Cropland. SW/4 10- 29-11E. All conservation work needed is in place and in working order. 33 acres of class II soils and the remainder is class III. The west edge of the field has a rarity. The hedge row has been left. Quail, rabbits and other small wildlife utilize it as their habitat.

HYBIRD AUCTION - ONLINE & LIVE.

- Online bidding will open at 10:00 am on May 2, 2024 and end at the close of the live auction
- Live auction 6:00 pm, Thursday, May 2, 2024, 100 W. Washington St. Howard, KS (Cox Building).
- 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.

The property is selling subject to a reserve.

Possession of tillable ground will take place after 2024 wheat harvest.

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.

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 159.5 acres 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 Elk County Title Company 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 June 6, 2024.

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

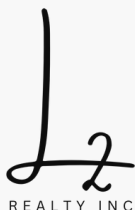
Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only.

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

Mineral Rights Transfer

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

Don't miss this opportunity! Elk County cropland is not known to change hands very often. This place is ready for you to farm, hunt quail, rabbit hunt, etc. Where will you be when the gavel drops and the auctioneer cries SOLD to Number _____?

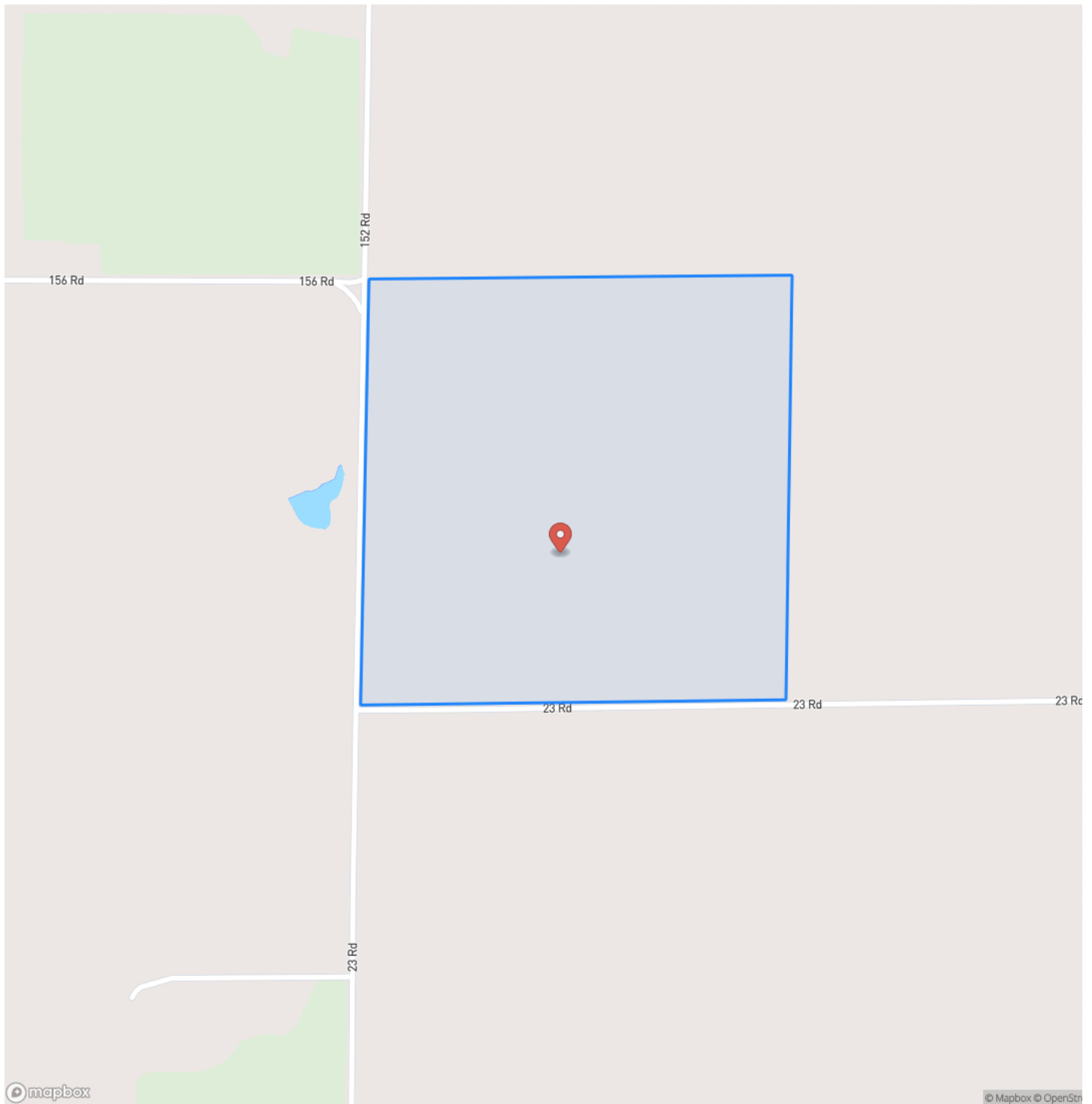


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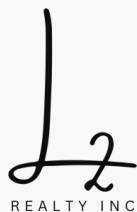
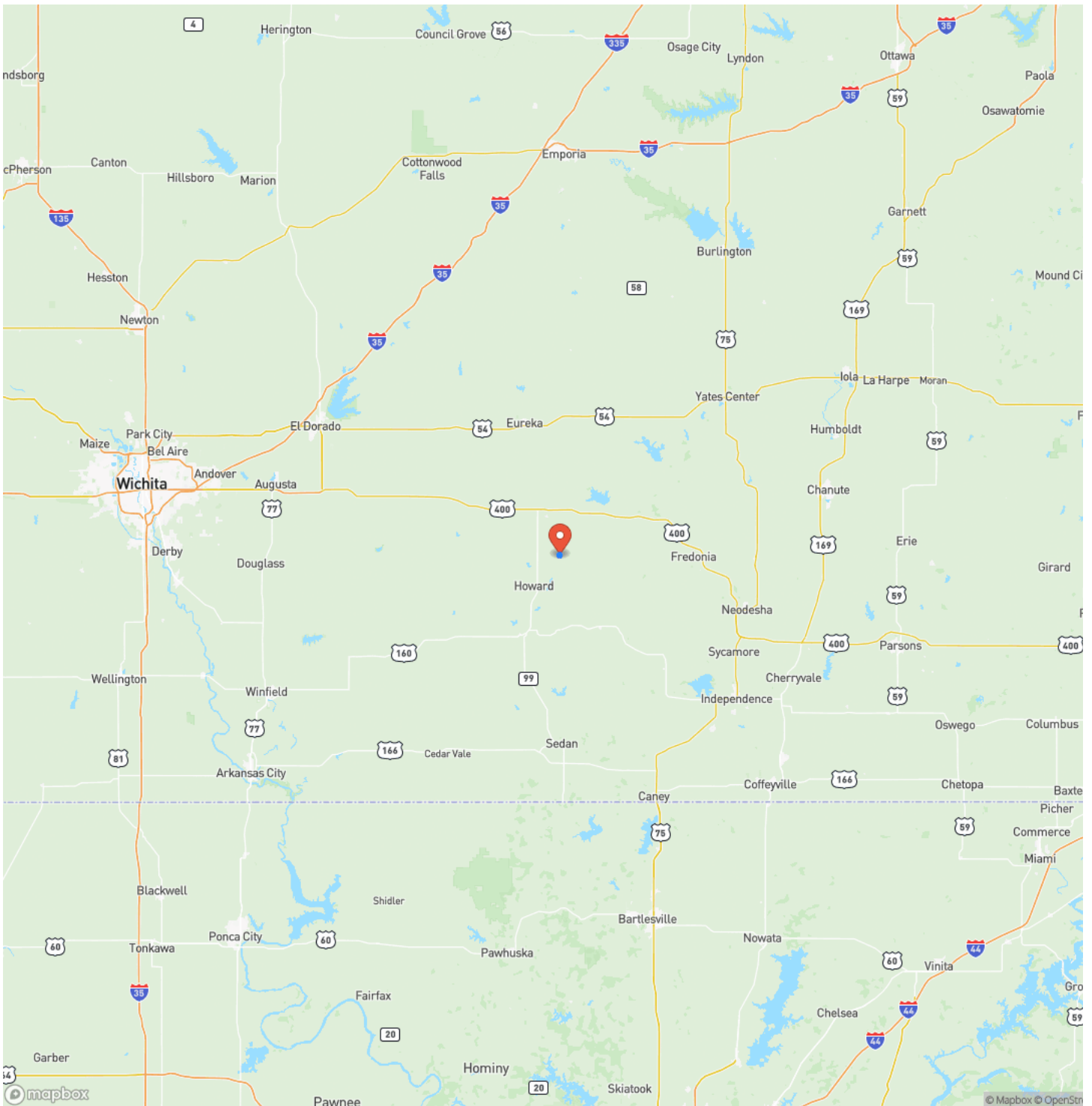
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Locator Map



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Locator Map



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Satellite Map



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Howard, KS / Elk County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jodi Cushenbery

Mobile

(620) 891-0056

Email

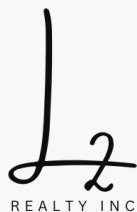
jcushenbery@l2realtyinc.com

Address

City / State / Zip

Neodesha, KS 66757

NOTES

[illegible]

MORE INFO ONLINE:

l2realtyinc.com

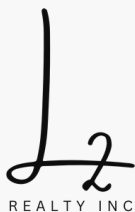
This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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