

Land Auction

160 +/- Acres Pastureland,

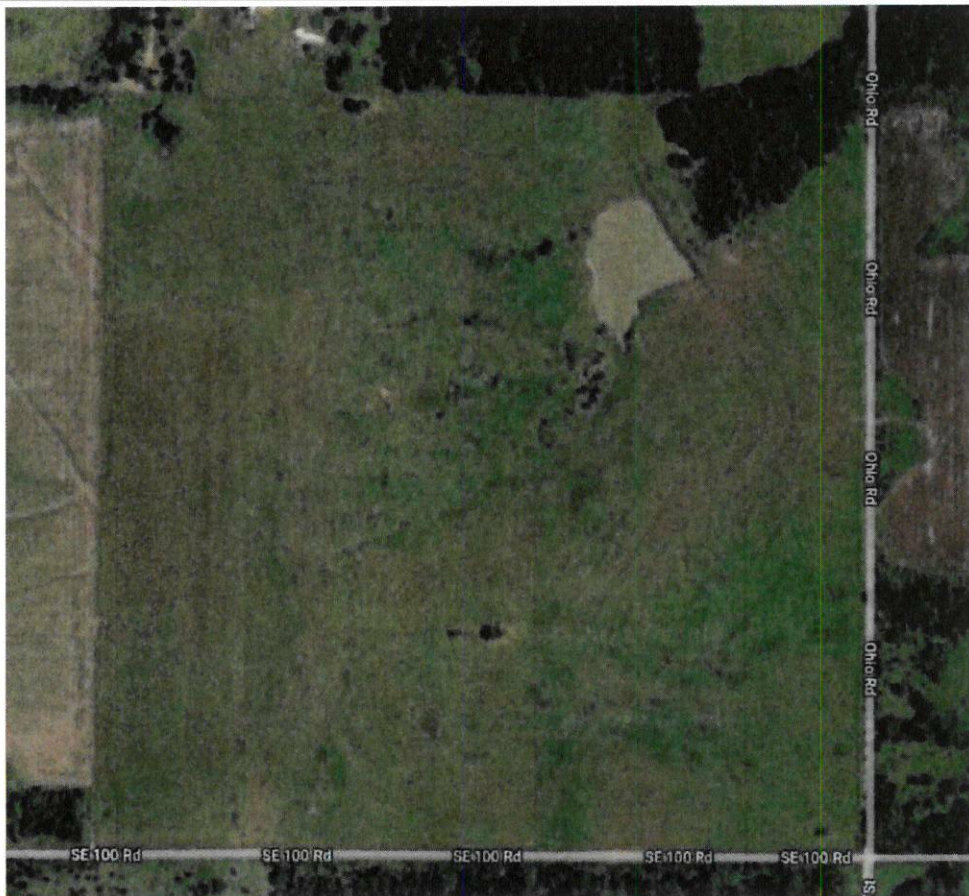
NW of Mildred, Ks. on Allen/ Anderson County Line

Saturday, November 5, 2022, 10:00 AM

Location: Conducted on site, East side of Property

Seller: Bill and Nadine M. McAdam Estate

**Legal: 160 +/- acres located in SE4 Sec. 16, T 23 S, R 20 E, Anderson Co.
2 miles west of Hwy 59 at Mildred, KS corner, 1 mile North on 3600, NW corner
of intersection (100 & Ohio or 3600 & Wyoming Rd.)**



Property Description: This property is a good pasture that presents a mixture of native and cool season grasses. It contains two ponds, a large pond in NE corner and a small pond in NW corner. The property also contains excellent exterior fencing in good repair!

Terms: Bidding will be by the acre. The sale of this property will not be contingent upon financing. Buyers must have financing arrangements prior to auction date. A 15% of sale amount, Non-refundable deposit will be required at time of sale from successful bidder. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before December 8, 2022. Title insurance and title company fees will be split 50/50 between the seller and buyer. The 2022 taxes will be prorated to date of closing. This sale is subject to all easements, restrictions, covenants, leases and zoning regulations of record. The auctioneer and Allen County Realty are agents for seller in this transaction and do not represent the Buyer. The Sellers and Selling Agents are not responsible in case of accident. All information has been gathered from Anderson County sources and is considered accurate but not guaranteed. All statements made day of sale take precedence over advertisements.

Auctioneer Notes: Good pastureland purchasing opportunities are becoming rarer and more expensive with time. Don't miss this opportunity to add good pastureland to your farming operation.

Allen County Auction Service, Allen County Realty, Inc. 620-365-3178,

RE Broker: John Brocker, Auctioneer: Gerald Gray