

LAND AUCTION

-160 ACRES M/L-

- sold in 2 tracts-

**SATURDAY, SEPTEMBER 21ST
STARTS AT 10:00 A. M.**

-Auction to be held at land site-

Directions: 3 miles north of McCune, Ks on Hwy 126 to 540th Ave, then 4 ½ miles west (north side)

Legal descriptions:

Tract 1 – 80 acres m/l being the E/2 of the SE/4 of S27-T30-R2,1 Neosho Co, Ks.
Consists of 54 acres tillable, remainder in grass/mature timber.

Tract II – 80 acres m/l being the W/2 of the SE/4 of S27-T30-R21, Neosho Co, Ks.
Consists of 37 acres tillable, remainder in grass/mature timber.

-tracts sell independent of each other, will not be tied back together-

Terms: \$25,000 down day of sale on each tract. Remainder paid at closing. Taxes prorated to closing. Title insurance split equally between buyer and seller. All financing must be arranged prior to bid, not contingent on buyer's ability to obtain financing. Sale final day of auction, subject only to seller confirmation. 1/3 of standing bean crop transferred to buyer. All announcements made day of sale take precedence over printed matter.

OWNER: KM Ranch LLC

Humble Real Estate & Auctions: Donnie Humble, Broker, Girard, Ks., 620-724-0099; 620-724-4161.

See pics at humblereal.com or auctionzip.com









