

LAND AUCTION

-160 ACRES M/L-

**SATURDAY, FEBRUARY 10th
STARTS AT 10:00 A. M.**

0 S 110th St, Girard, Ks
(auction held at land site)

Directions: 5 miles south of Girard, Ks on Hwy 7 to 560th Ave, then 3 ½ miles west (north side), **OR** 10 miles west of Pittsburg, Ks on Hwy 126 to 110th St, then 1 mile north (west side)

Legal description: SW/4 of Section 16-Township 30-Range 23, Crawford Co, Ks. Consists of 121 acres tillable, remainder in grass/mature timber. Productive farm ready for 2024 crop.

Terms: \$30,000 down day of sale. Remainder paid at closing. Taxes of \$1,376 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. Immediate possession upon closing. All announcements made day of sale take precedence over printed matter.

OWNER: Neihart Farms LLC

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

See pics at humblereal.com or auctionzip.com

