



# LAND AUCTION

**AUCTION**

**665\*/- Acres of CRP, Grass, Cropland & Farmstead in Barton & Russell Counties, Kansas**

**DATE: WEDNESDAY, OCTOBER 10 @ 1:30 p.m.**

**LAND LOCATION:** Watch for our posted signs - see map on sale flyer, view our website or call for sale flyers.

**AUCTION LOCATION: Barton County Court House, Main Floor, Room #101  
Barton County District Court Order  
Partition Sale Case No. 2018-CV-33**

**MANNER OF SALE:**

The real estate will be offered in individual tracts only. Auction procedure & increments of bidding are at the discretion of the auction company.

**TERMS:** 25% down day of sale. Personal or corporated check accepted for down payment. Final payment to be paid in certified funds. All funds will be held by an identified title/escrow company in their trust account.

**MINERAL RIGHTS:**

Surface rights only.

**CROPS:**

No crops planted, nor grass leased.

**CLOSING:** Date of closing on or before ovember 9, 2018.

**POSSESSION:** Date of closing. **ABSOLUTE LAND AUCTION:**

Rural Water District #3. Located on the 2.5 Acres Farmstead (consisting of an unoccupied home, barn, equipment shed, assorted small buildings, and Russell Rural Water. **LEGAL**

**DESCRIPTIONS: BARTON COUNTY: TRACT #1:** (N-2) Section 4-16-14, **TRACT #2:** (N-2 SW/4) Section 3-16-14,

**TRACT #3:** (S-2 SW/4) Section 27-16-15 \* **RUSSELL**

**COUNTY: TRACT #4:** (SE/4) Section 17-15-13 Pond, Trees as shade, spring water, all grass, good fence and gates. **CRP:**

Property is subject to CRP contracts. **HUNTING:** Subject to walk-in hunting arrangements with Kansas Department of Parks & Tourism.

**AUCTIONEER'S NOTE:** This is a Judicial Sale, the purchasers will not receive title insurance or abstracts certified to date. Abstracts are available. Abstracts will be delivered to the title company chosen by the purchaser at the conclusion of the sheriff's sale on October 10. Closing of the transaction takes place after confirmation of sale by the Court. Hearing is to be set for November 5, 2018 at 9 am, this gives the successful purchaser 3-1/2 weeks to get their financing in order, title examined, and be ready to pay the balance of the proceeds at closing.

**AGENCY:** Schremmer Realty, Auction & Appr. L.C., its agents and representatives, are the exclusive agents of the seller. Consulting from Bauer, Pike, Bauer & Wary LLC, Attorneys and Driscoll Law Office, Jerry E. Driscoll - Attorney

**NOTE:** Any errors, typographical or otherwise, shall not be the liability of the sellers or the auction company as no warranties are expressed or implied. Any statements made the day of the sale will supersede any previous advertising.

**NOT RESPONSIBLE FOR ACCIDENTS!**



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