

LAND AUCTION

Thursday - March 23rd - 10:00 A.M.
Union Pacific Depot. 120 Fort Riley Blvd - Manhattan, KS

240+/- Acres **Riley County KS Land**

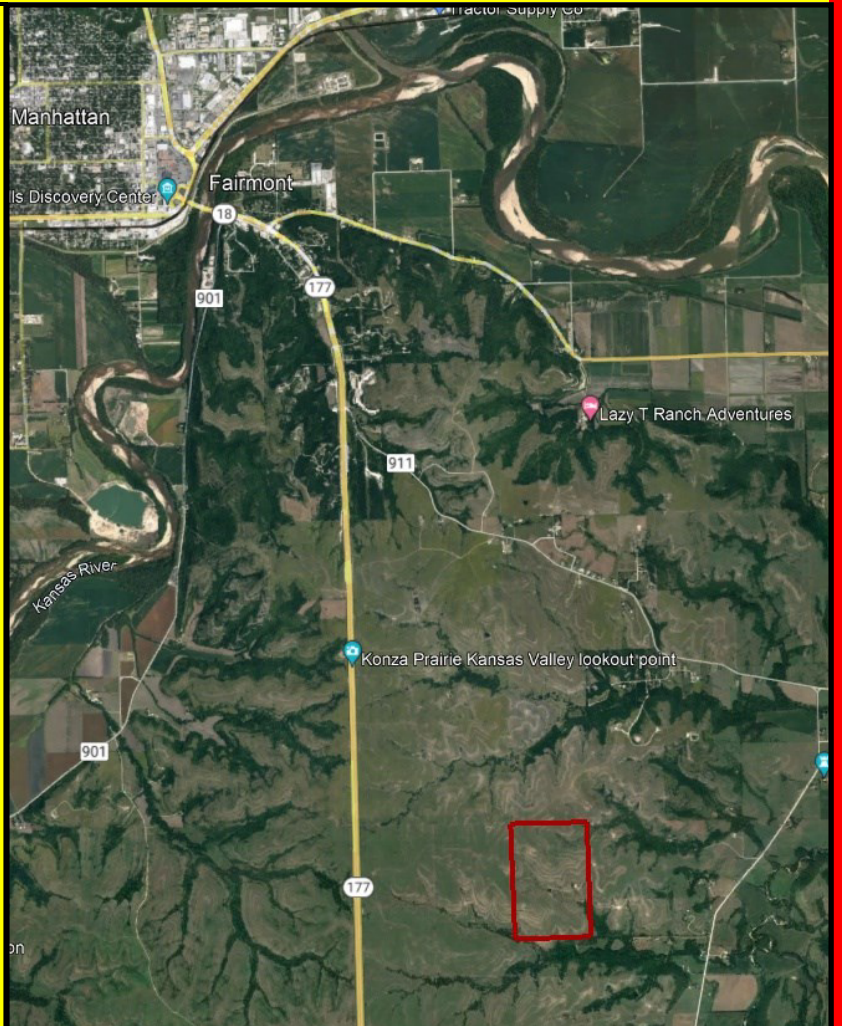
Legal: NW 1/4 & N 1/2 SW 1/4 of Sec. 10, Twp. 11S, Rng. 08E of the 6th P.M., In Riley County, Kansas; TOGETHER WITH Reserved Permanent Easement and Easement Agreement, as recorded in Book 814, Page 3788, in the office of the Register of Deeds of Riley County, Kansas; and TOGETHER WITH Easement recorded in Book 518, Page 369, in the office of the Register of Deeds of Riley County, Kansas; Except & Subject to all easements, visible and of record.

Description: This approximate 240 acre tract is Flint Hills native grass pasture. There is a pond on the property and several other water sources. Several springs were flowing during inspection. There are just enough trees to be interesting to deer and turkeys. The mature hardwood trees viewed include walnuts, oaks, sycamore, and various others. The pasture is very clean and is extremely well taken care of. The fences are 5 wire, and in excellent condition.

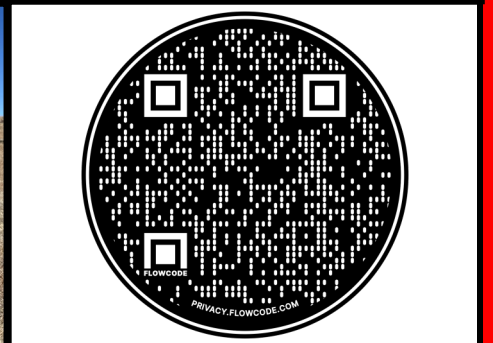
Directions: From the Bridge over the Kansas River on Hwy 177 go approximately 1.5 miles south to Deep Creek Rd. Then follow Deep Creek Rd southeasterly for about 6 miles to Fearon Ln. Turn right (west) on Fearon Ln. (Fearon Ln is a private Rd. with a permanent easement for the subject tract) Go West on Fearon Ln for approximately 4 tenths of a mile to double gates on the right (north) side of the road. Go through gates and follow easement Rd. to set of gates. For Sale sign by gate. Shown by appointment.

Brokers Notes: This secluded tract is a hidden gem just 7 miles from Manhattan. The spring fed pond has fish in it and crystal clear water. The rock shelves along the topographical features are extremely interesting. There is excellent grass the fences are good. This tract is ready for cows, your dream home, or ? For more information or to view this property contact Broker Mark Uhlik, 785-747-8568

Easement: There is a permanent easement to the property and it is posted on the website. Please satisfy yourself that this easement will accommodate your plans for the tract.



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Terms & Possession: 10% down day of sale, balance due at closing on or before 4/27/2023. Seller to pay 2022 and prior years taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Property to be sold as-is, where-is. All inspections should be made prior to the day of the auction. This is a cash sale and is not subject to financing, have your financing arrangements made prior to auction. Midwest Land and Home is acting as a Seller's Agent and represents the seller's interest. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Seller expressly disclaims any liability for errors, omissions or changes regarding any information provided for these sales. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the seller or their agents. Statements made the day of sale take precedence over all other printed materials. Aerials are representations and not guaranteed to be actual property lines.



SELLER
Pepper Farms LLC

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