

LAND

271 ACRES

offered as a whole and/or in 3 separate tracts

AUCTION



2020 CALIFORNIA RD QUENEMO, KS 66528

PROPERTY TOURS SCHEDULED FOR 5-19-24 FROM 2-5 P.M. AT THE PROPERTY.



PROPERTY FEATURES:

271 acres M/L with nearly 1 3/4 miles of county road frontage, about 3/4 of a mile of which is paved. The property is beautifully rolling and made up of a mixture of cool season grass and native grass, scattered trees, multiple ponds and it is completely perimeter fenced and does have some cross fencing along with a very nice set of corrals. The FSA indicates that there are approximately 136.97 acres of cropland which is expired CRP that has been grazed as pasture for several years. Electricity is along the roads and the neighboring properties utilize wells for their water. The property would make a nice piece of tillable and grass land with multiple beautiful building sites with easy access to I-35 Highway at Williamsburg, KS and K-68 Highway at Pomona, KS.

AUCTION TERMS:

Auction Terms: The real estate is being offered in 3 individual tracts and then as a combination of all three tracts with the property selling in whichever form garners the most proceeds. The purchase price will be your bid times the number of acres specified for each tract. There is no Buyer's Premium. Earnest money shall be 10% of the purchase price and due at the conclusion of the auction. The balance of the purchase price shall be due at closing. The closing shall be on or before June 28, 2024. The closing fees and title insurance fees shall be split 50/50 between the Seller and the Buyer. The property is selling subject to easements, restrictions, roadways, rights of way and Seller confirmation. The property is not selling subject to financing, inspection or appraisal. Buyers need to view the property prior to the date of the auction and have financing and any inspections performed prior to bidding. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information shall be made available upon request and at the auction. All announcements made the day of the auction take precedence over any other announcements or printed material. Crown Realty is a Seller's Agent representing the Seller. Crown Realty will cooperate with Buyer's Agents. Broker's representing Buyer's must pre-register their Buyer's no later than 24 hours prior to the auction.



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MAY 23, 2024 - 7:00 PM

WILLIAMSBURG COMMUNITY BUILDING
126 W. WILLIAM ST. WILLIAMSBURG, KS 66095

TRACT 1: THE PROPERTY AS A WHOLE. 271 ACRES, COMBINATION OF ALL TRACTS



TRACT 2: 30 ACRES

30 acres more or less with paved county road frontage. The property gently falls away from the road toward the pond and is made up of a mixture of cool season grass and native grass, scattered trees, a nice pond and is mostly fenced! Electricity is close by and the neighboring properties utilize wells for their water. The FSA map indicates that there are approximately 4.9 acres of cropland. This property would make a beautiful building site or hobby farm with easy access to I-35 at Williamsburg, KS or K-68 at Pomona, KS.



TRACT 3: 81.25 ACRES

81.25 acres more or less with a 1/4 mile of county road frontage. The property has a nice ridge that runs south to north and the land gently falls to the west and east. It is made up of a mixture of cool season and native grass, scattered trees, three ponds and is fenced! Electricity is along Haskell Road on the south and the neighboring properties utilize wells for their water. The FSA map indicates that there are approximately 61.58 acres cropland which is retired CRP that has been used for pasture for several years. This property would make a nice piece of tillable and grass land with a beautiful building site or hobby farm with easy access to I-35 Highway at Williamsburg, KS or K-68 Highway at Pomona, KS.



TRACT 4: 160 ACRES

160 acres more or less with 1/2 mile of gravel and 1/2 mile of paved county road frontage. The property is beautifully rolling and made up of a mixture of cool season grass and native grass, scattered trees, two ponds and it is mostly fenced with a nice set of corrals! Electricity is along Jackson Road on the north side of the property and the neighboring properties utilize wells for their water. The FSA map indicates that there are approximately 75.39 acres of cropland which is retired CRP that has been grazed as pasture for several years. This property would make a nice piece of tillable and grass land with multiple beautiful building sites with easy access to I-35 at Williamsburg, KS or K-68 at Pomona, KS.

TODD BURROUGHS, BROKER

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TRENTON JOHNSON, AUCTIONEER

620-496-6699

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