

31.23 ACRES IN LYON COUNTY

**Ag
Investment
Property**

**Building
Site
Development**

AUCTION

7:00 PM • TUESDAY, JUNE 13, 2017

Seller: Emporia Community Foundation

Auction Location: Regency Room of Best Western Hospitality House, 30121 W. US Hwy. 50, Emporia KS 66801

PROPERTY LOCATION: 1700 Rd E Emporia, Ks.

LEGAL DESCRIPTION: The NE/4 of the NE/4 of Sec. 10, Twp. 19 S. Rge 10 East of the 6th PM, Lyon Co Ks except the west 245 feet, all in Lyon Co. Kansas.

TAXES: \$70.70 Sellers mineral rights pass to the buyer.

LOCATION: From the west edge of Emporia, at Road G & Hwy 50, take Hwy 50 2 miles west to Road E, then approximately 1/4 mile north on Road E to the southeast corner of the property on the west side of Road E.

PROPERTY DESCRIPTION: Location! Location! Location! Just minutes from Emporia here is a property that can be utilized in any number of ways. Agriculture, Home site, or Commercial usage includes just some of the possibilities. Being farmed now is 25.39 Acres of Kenoma Silty loam and Ladysmith silty clay loam soils. There is also 5.84 acres of tame grass with a pond & some scattered trees. Access is great with Rd E on the east and Rd 180 on the north. At the time of printing the cropland is not planted, but there is an ag lease on the property.

TERMS: Earnest money \$5,000.00 down upon signing of the contract, payable to Lyon Co Title. Balance will be due on or before July 11, 2017 at which time buyer will receive a warranty deed. The owners title policy and the closing fee of the title company will be shared 50/50. The property is being sold with a 50/50 crop share lease in place. The 2017 taxes will be paid by the buyer and the buyer will receive the 2017 crop share for the Landlord. All financing arrangements need to be made prior to the auction.



AUCTIONEER'S NOTE: *If you are looking for an investment, but don't want to buy a large acreage then look no further. Here is an opportunity for a young farmer or a tract to add to your existing operation. Been wanting a building site or investment for the future-Emporia will be growing in this direction. Take a look at what opportunities are available with this property. For inspection contact the numbers listed below.*

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