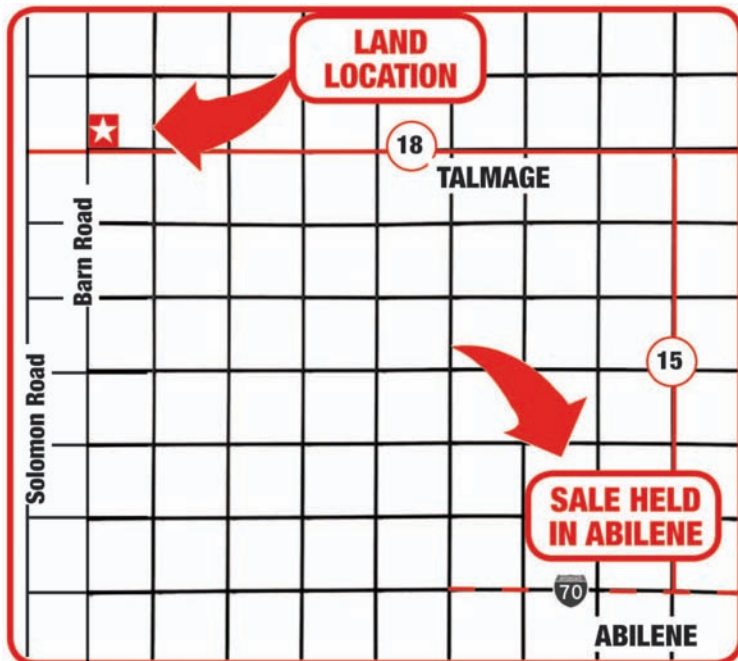


DICKINSON COUNTY FARMLAND AUCTION

THURSDAY, MARCH 19, 2020 — 7:00 PM

Auction held at the Abilene Civic Center at 201 NW 2nd Street in **ABILENE, KS**

152 ACRES m/l Upland Farmland



LOCATION:

5 miles west of Talmage, KS on K-18 Highway

LEGAL DESCRIPTION:

The Southwest 1/4 of Section 5, Township 12, Range 1 East of the 6th PM, Dickinson County, Kansas.

Consisting of:

Tillable Ground	86.2 ac. m/l
Pasture, Grass & Timber	60.6 ac. m/l
Waterways	5.2 ac. m/l
TOTAL	152 ac. m/l

SOIL TYPES

Mainly Irwin Silty Clay Loam with a small amount of Crete and Geary Silty Clay Loam.

GENERAL INFO: A good upland farm with excellent location on blacktop K-18 Highway. Also offers excellent hunting and a great location for building.

TAXES: \$1,643.10 — 2019

SELLER: SHARLYN K. REYNOLDS

**Join Us March 19 at the
Abilene Civic Center**

**Go to www.RREHomes.com
for FSA Info and soil maps.**

Sale conducted by



Reynolds

REAL ESTATE
& AUCTION CO.

Broker: John Kollhoff
785.263.7171

www.rrehomes.com and
click on the auction link or
www.kansasauctions.net

Listing Agent:
Dan Reynolds: 785.479.0203

Auctioneer:
R.J. Reynolds: 785.263.5627

POSSESSION: All open ground. Possession at closing.

TERMS & CONDITIONS: 10% due day of sale, balance due on or before closing date on or before April 20, 2020. Real Estate Taxes for 2019 paid by seller. Taxes prorated for 2020. Title Insurance will be used with the cost split equally between Buyer and Seller. Security First Title, Abilene, KS, will escrow the contract and earnest money. Escrow charges will be split equally between Buyer and Seller. **Reynolds Real Estate & Auction Company will be acting as "Sellers Agents."** Property sells in "as is" condition with no guarantees or warranties made by Seller or Auction Company. Announcements made day of auction take precedence over printed matter. All information given is from sources deemed reliable, but not guaranteed. Property sells subject to easements, restrictions, and reservations if existing.