



# 154 +/- ACRES PHILLIPS CO. GRASSLAND

# AUCTION

FRIDAY - MARCH 29, 2024 - 10:00 AM

Auction Location: Huck Boyd Community Center, 860 Park Street, Phillipsburg, KS • For live online bidding and more information visit [www.4Cauction.com](http://www.4Cauction.com)



MUST HAVE DRIVERS LICENSE OR POSITIVE PHOTO ID TO REGISTER FOR BIDDER NUMBER

**LEGAL DESCRIPTION:** The Northwest Quarter (NW 1/4) of Section Nine (9), Township Two (2) South, Range Eighteen (18) West of the Sixth P.M., Phillips County, Kansas being 154.07 acres more or less.

**GENERAL DESCRIPTION:** This tract of land has approximately 154.07 acres of excellent native pasture. The pasture has been extremely well cared for over the years with an abundant mixture of grass consisting of big bluestem, little bluestem, indian grass and sideoats grama to name a few. Water is provided by a water well that has a solar system complete with a large tire tank. Addition water sources include a pond and pit. The property has good fences. It has excellent access being located only 1.5 miles off Highway 183 and only 7 mile South of the Nebraska Kansas Stateline.

**LAND LOCATION:** From Phillipsburg, KS - 10 miles North on Highway 183 to W. Hunter RD., West 1 1/2 miles to the Northeast corner of the property.  
**From Alma, NE** - South on Highway 183 approximately 13 miles to W. Hunter RD., West 1 1/2 miles to the Northeast corner of the property. Land is located only 7 mile South of the Nebraska Kansas stateline.

**MINERALS:** Seller shall convey 100% of the seller's minerals to the purchaser.

**POSSESSION:** Immediate upon closing.

**TAXES:** Seller shall pay all the 2023 taxes and prior years' taxes, if any. The 2024 and subsequent years taxes shall be the responsibility of the buyer. 2023 taxes were \$538.10.

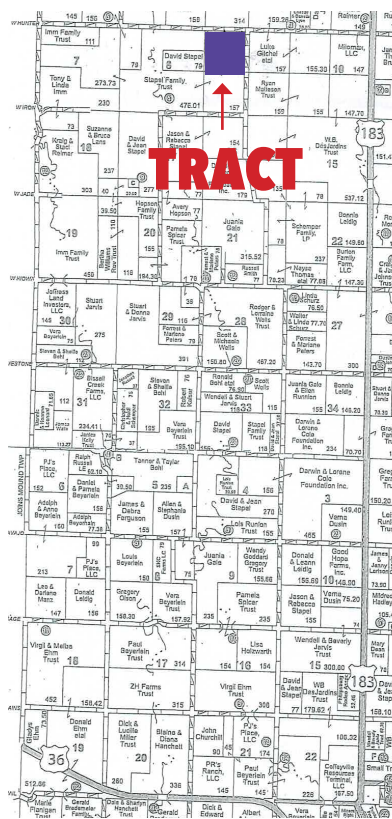
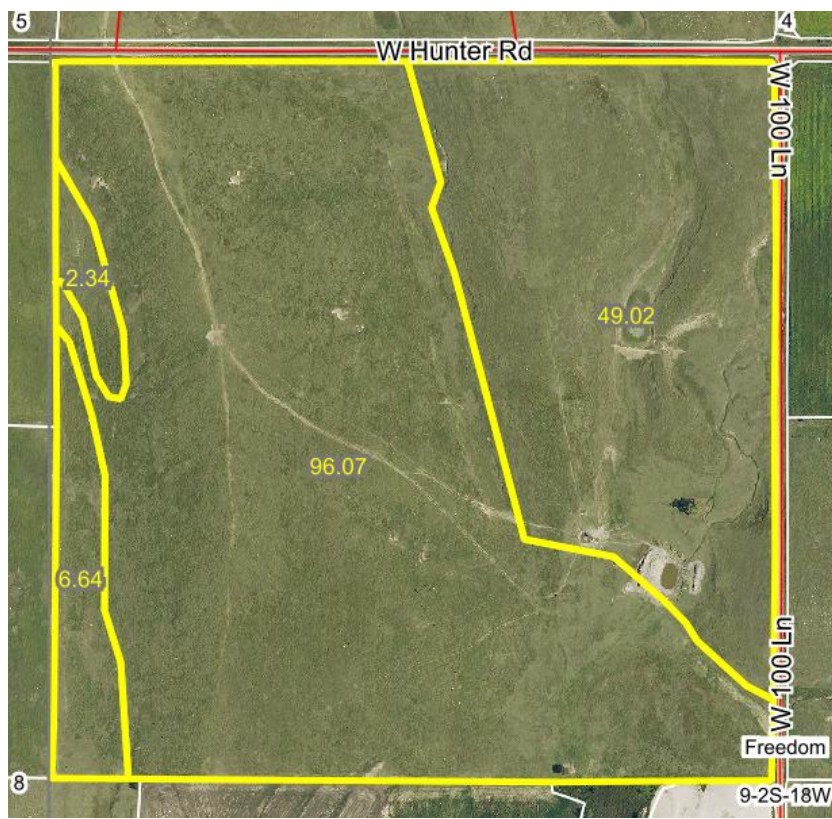
**TERMS, TITLE INSURANCE AND CLOSING:** Ten Percent (10%) down the day of

the sale, with the remaining balance due upon closing. Owner's policy and closing expense will be shared 50/50 between the buyer and seller. Mortgage policy, if required, will be the expense of the buyer. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyers must make finance arrangements, if needed, prior to the auction.

**CONDITIONS:** All acreages are considered to be approximate and are deemed to be from reliable county & FSA sources. Buyers are encouraged to verify details and view properties prior to the auction. Bidding increments are solely at the discretion of the auctioneer. Announcements made day of sale shall take precedence over printed material.

**SELLER:** The Vicki Patterson Irrevocable Trust

COME EARLY FOR REFRESHMENTS & TO REGISTER FOR BID NUMBER



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