



# 11 ACRES PHILLIPS CO LAND & PERSONAL PROPERTY ONLINE ONLY

# AUCTION

## THURSDAY - JUNE 19, 2025 - 7:00 P.M.

Auction Location: 1830 Highway 183, Phillipsburg, KS • For live online bidding and more information visit [www.4Cauction.com](http://www.4Cauction.com)



**LEGAL DESCRIPTION:** A tract of land located in the Northwest Quarter (NW/4) of section One (1), Township Four (4) South, Range Eighteen (18) West of the 6th P.M., Phillips County, Kansas being 11.07 acres more or less. (Full legal description listed on the website.)

**GENERAL DESCRIPTION:** Selling a quiet piece of Kansas with amazing access off HWY 183. This tract of land has approximately 11.07 acres of native pasture. Water is provided by a water well and electricity feed the property. This property previously served as a horse pasture and stable. To the new buyer, the possibilities are endless. A 45' x 24' steel framed metal open fronted building will stay with the property.

**LAND LOCATION:** From Phillipsburg, KS - 1/4 mile South on HWY 183 to the Northwest corner of the property. Property is located on the East side of HWY 183.

**POSSESSION:** Immediate upon closing.

**TAXES:** Taxes will be prorated to the date of closing. 2024 taxes were \$372.14.

**TERMS, TITLE INSURANCE AND CLOSING:** Ten Percent (10%) down the day of the sale, with the remaining balance due upon closing. Closing shall be completed on or before July 10, 2025. 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.

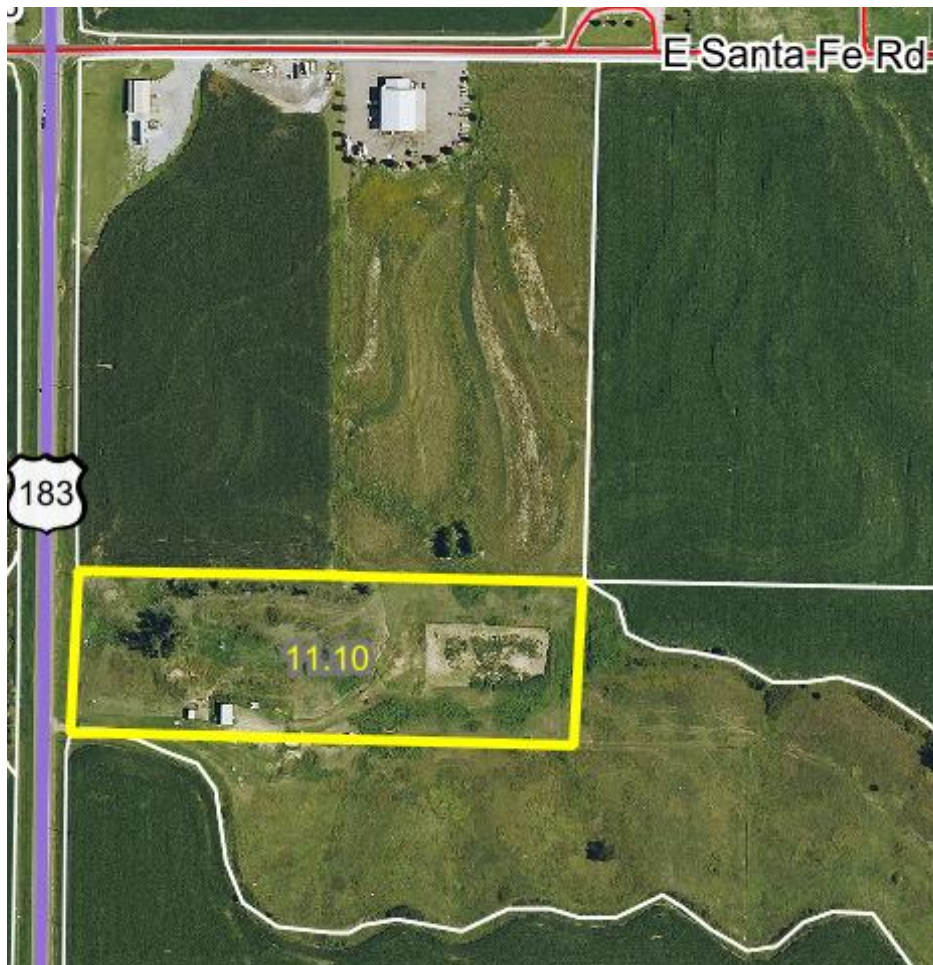
**CONDITIONS:** All acreages are considered to be approximate and are deemed to be from reliable county & FSA sources. Buyers are encouraged

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.

**PERSONAL PROPERTY THAT WILL BE SOLD:** 2007 S&H 20 Foot 4 Horse Slant Gooseneck Stock Trailer, Bill of Sale only - Misc. Metal Framed Livestock Sheds (TO BE MOVED FROM THE PROPERTY) - Arena Werks Randy Snodgrass Ultimate Rotary Harrow - 2 Wheeled Bale Mover - Graham Hoeme Plow - Grain Drill - Several Livestock Panels including Priefert - Feed Bunk & Round Bale Feeders - King Kutter 3 Pnt Bale Spear - BEFCO 4' G50 3 Pnt Tiller - Back Blades - Pull Behind Roping Dummy - Other Misc. Items

This is an online only auction. Pickup for personal property items will be Saturday June 21, 2025.

**SELLER:** Rex D. Harman Living Trust



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