

**Sale Name:** 22.5 Acres +/- Tillable, House, Shop, & Outbuildings - Eureka, KS

**LOT 1 - 22.5 Acres +/- Tillable, House, Shop, & Outbuildings - Eureka, KS**



### Description

**1414 P Road, Eureka, KS** – 22.5 Taxable acres more or less of primarily tillable, a small pasture and homesite. Excellent location just south of Eureka on pavement! Wood frame 1½ story House, 3 bedroom, 1 bath, approx. 1,171 sq. feet, built in 1900, CH&A unit & vinyl siding. 1970 24'x32' detached garage, 18'x20' carport, large 40'x130' Barn, built in 1960, w/ 30'x40' concrete shop on the north end w/ overhead crane setup. 14'x100' enclosed lean-to on east side of barn originally setup for horses/livestock w/ stalls. Several other outbuildings including a 22'x27' covered dog kennel, a 20'x34' livestock shed, and two small grain bins for storage. Approx. 5 acre livestock pasture separated into two traps. Approx. 16 acres of tillable currently planted to soybeans. Buyer to receive 1/3 share of the 2021 soybean crop at harvest.

**2020 RE TAXES:** \$1,409.94 – The 2021 taxes shall be pro-rated to date of closing. No special taxes.

**LEGAL:** SW/4 SW/4 less East 500' less R/W, Section 2, Township 26 South, Range 10 East, Greenwood Co., KS

**EARNEST MONEY:** \$10,000

**TERMS OF SALE:** A non-refundable down payment/earnest money specified above to be applied to the purchase price will be required at the close of the sale with the signing of the purchase agreement. The balance of the purchase price will be due at closing in certified funds. Property will sell without appraisal or survey and in its

present condition without warranty as to mechanical or structural condition. The property will not sell subject to financing. Title insurance will be provided. Buyer and Seller shall equally share the cost of the title insurance and closing fee. Closing date to be on or before Sept. 10, 2021.

**POSSESSION:** On approval of title & full payment of purchase price.

**INSPECTION:** Inspection of property will be by appointment only. Appointment for inspection can be made by calling Alan Johnson @ 620-750-0093 or Lane Johnson @ 620-750-0217.

**NOTES:** **JOHNSON REALTY** will act as the agent for the Seller. Statements made the day of the sale will take precedence over any prior statements made or implied. Sells subject to seller & court approval.

**BIDDING:** Bidding opens Mon., August 9th & ends Wed., August 18th at 7:00 PM or once no additional bids have been placed for 2 minutes.

**NOTES:** 10'x20' Portable Shed sitting to the east of house is not staying with property. Antler Chandelier in stairway is not staying with property.

**Quantity:** 1



<https://bid.alanjohnsonrealty.com/>