

\*\*\* ONLINE ONLY - MOLINE, KS \*\*\*

# AUCTION

187 Acres +/- of Elk County Land

TUESDAY, JULY 18<sup>th</sup>, 2023 — 6:00 PM

TO BID VISIT: [www.alanjohnsonrealty.com](http://www.alanjohnsonrealty.com) & go to the “auctions” tab. Follow the links there to proceed to the auction.

## TRACT 1 – 137 Acres +/-

137 Acres +/- of quality grazing land located just West of Moline, KS. This tract offers a mix of native and cool season grasses with some gently rolling terrain. The hill tops on the north end of the property offer great views towards Sante Fe Lake and the surrounding areas. The tract is fenced for livestock and offers a good mix of forage for season long grazing and the seller has recently had the two ponds cleaned out. This property is a great opportunity to start your own ranch, add to your current operation, or invest in a quality piece of Elk County land!

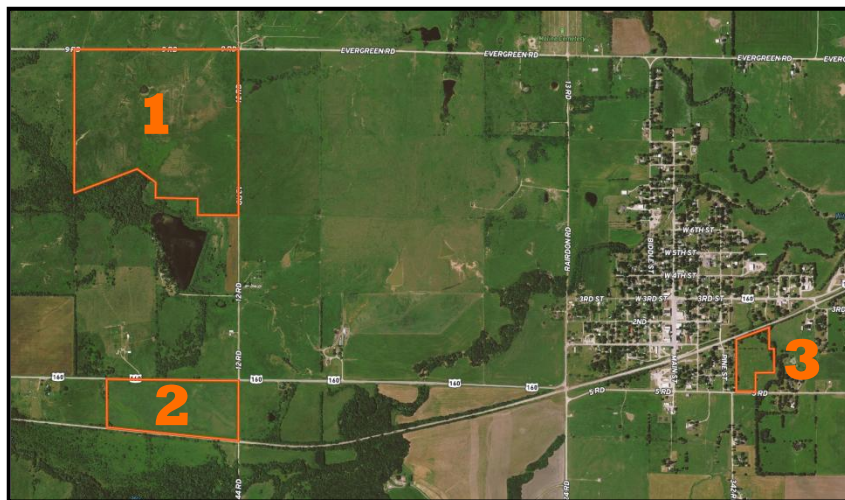
**NOTE:** Possession subject to tenant's rights, all cattle will be removed on or before October 1<sup>st</sup>, 2023 and buyer will take possession upon removal.

**LEGAL DESCRIPTION:** The NE/4, Except a Tract Beginning at the SW Corner of the NE/4, thence North 300', thence Northeasterly 1097', thence Southeasterly 361', thence South 250', thence East 600', thence South 250', thence West 1920' to Point of Beginning, Section 8, Township 31, Range 10 East, Elk County, Kansas. (136.60 Taxable acres to be legally described in deed.)

**2022 REAL ESTATE TAXES:** \$538.94

**EARNEST MONEY:** \$25,000

**TRACT LOCATION:** From the West side of Moline on 160 Highway, proceed 1 mile on Hwy 160 to Road 12, then proceed 1 mile North on Road 12 to Evergreen Rd. Tract sits on the Southwest corner of the intersection of Road 12 and Evergreen Rd.



## TRACT 2 – 39 Acres +/-

39 Acres +/- of native grass located just West of Moline, KS. This tract has currently been utilized as a hay meadow but with this tracts proximity to town and having paved frontage along 160 Highway on the North, this tract offers a great location to build a house! There is no waste with this property with almost 100% of the acreage on this tract able to be hayed! Don't miss this opportunity to invest in a quality hay meadow with great potential for a home build site!

**NOTE:** Seller will harvest and retain the 2023 hay crop. Seller will have all hay removed prior to closing. Buyer will take immediate possession upon closing.

**LEGAL DESCRIPTION:** The East 2122.43' of the N/2 of the NE/4, North of Railroad Right of Way, Section 17, Township 31, Range 10 East, Elk County, Kansas. (38.40 Taxable acres to be legally described in deed.)

**2022 REAL ESTATE TAXES:** \$151.66

**EARNEST MONEY:** \$7,500

**TRACT LOCATION:** From the West side of Moline on 160 Highway, proceed 1 mile on Hwy 160 to Road 12. Tract sits on the Southwest corner of the intersection of Hwy 160 and Road 12.



**TERMS OF SALE:** A non-refundable down payment/earnest money of \$25,000 (Tract 1), \$7,500 (Tract 2), & \$5,000 (Tract 3) will be required at the close of the auction along with the signing of the purchase agreement. Earnest money will be applied to the purchase price at closing. The balance of the purchase price will be due at closing in certified funds. Property will not sell subject to financing, appraisal, inspections, or survey and is selling in its present condition without warranty. Buyer and Seller shall equally share the cost of the title insurance & closing fee. Seller will pay all of the 2023 real estate taxes. Closing date shall be on or before August 16th, 2023. Possession subject to above stated notes pertaining to each individual tract. Inspection of property will be by appointment only and can be made by calling Alan Johnson @ 620-750-0093 or Lane Johnson @ 620-750-0217. **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. Seller reserves the right to accept or reject the final bid.



FOR COMPLETE LISTING INFORMATION,  
PICTURES, AND TO BID VISIT:  
[WWW.ALANJOHNSONREALTY.COM](http://WWW.ALANJOHNSONREALTY.COM)

## TRACT 3 – 11 Acres +/-

11 Acres +/- of cool season grass with a creek and trees located on the South end of Moline, KS. There is a nicely shaded and secluded creek cutting through the Northeast corner of the tract. The tract is cross fenced with a smaller pen/trap on the South end and larger pasture on the North end of the tract. The possibilities are endless with this tract offering a great place to build a house and plenty of room for livestock and 4-H animals! City water and electric are available to the property. Properties of this location, size, and type do not come available often, don't miss this opportunity!

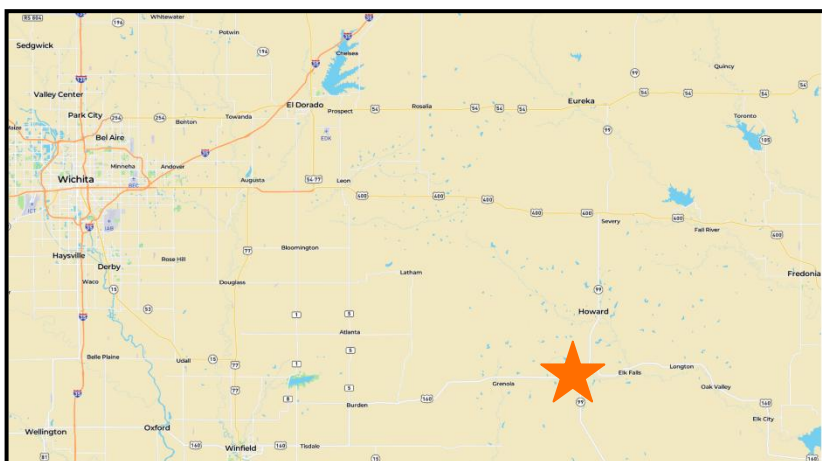
**NOTE:** Buyer will take immediate possession upon closing.

**LEGAL DESCRIPTION:** The East 44' of Lot 2 & All of Lots 3, 4, 5, 6, 7, 8 & the North 33' of Vacated Street, Block 6 & All of Block 5 & the West Half of Lot 3, Block 4, Section 10, Township 31, Range 10 East, City of Moline, Elk County, Kansas. (10.50 Taxable acres to be legally described in deed.)

**2022 REAL ESTATE TAXES:** \$128.66

**EARNEST MONEY:** \$5,000

**TRACT LOCATION:** From the intersection of Main St. and 1<sup>st</sup> St. in Moline, proceed approx. 2 blocks South on Main St. to Dove Rd., then proceed approx. 2.5 blocks East on Dove Rd. to property. Tract sits on the North side of Dove Rd.



Shawn & Dana Mills, Sellers

Alan Johnson,  
Broker/Auctioneer

620-750-0093

Lane Johnson,  
Realtor

620-750-0217



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[www.alanjohnsonrealty.com](http://www.alanjohnsonrealty.com)

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