

# GRAHAM COUNTY LAND AUCTION

**Crop and  
Grassland**

**Tuesday, April 30<sup>th</sup>  
10:00 A.M.**

**for Mary  
Acheson**

**Auction Location: Township Hall, Palco, KS**  
(Located on Main Street)

**BID**

**Come Early for refreshments  
and to Register for Number!**

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for more pictures**



## LEGAL DESCRIPTION:

**SURFACE ONLY** in and to; The Southwest Quarter (SW/4) of Section Twenty Four (24), Township Ten (10 South, Range Twenty-one (21) West of the 6th P.M., Graham County, Ks.

**General Description:** This property has a total of 159.31 acres. There is 128.34 of cropland with the balance being native grasses. The native grasses and the live water currently on this property provide grazing opportunities as well very suitable habitat for wildlife of all species.

**LAND LOCATION:** From Palco, Ks: West 3 Mi. on W Rd to 390th Ave then South 5 1/2 Miles to the Northwest corner or the corner C Rd of 390th would be the Southwest corner - **WATCH FOR SIGNS!**

**FSA INFO:** The wheat base is 34.14 acres w/ 38 bu. yield and a milo base is 17.06 acres w/79 bu. yield

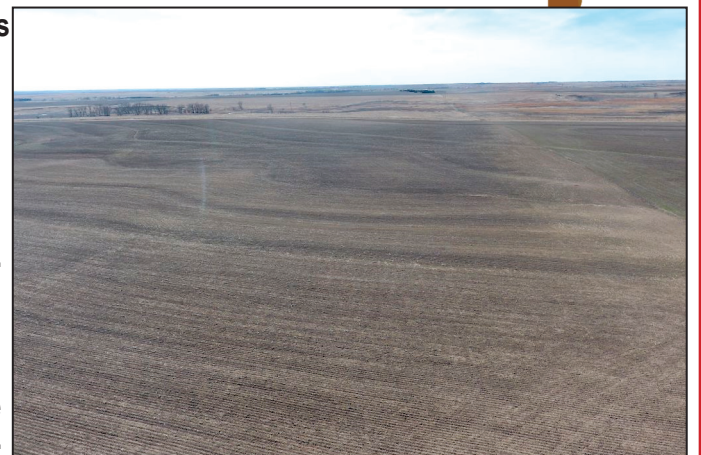
**MINERALS: SURFACE ONLY**

**POSSESSION:** Immediate upon closing.

**TAXES:** Seller Shall Pay All The 2018 Taxes. 2019 will be prorated to date of closing and all 2020 and subsequent year's taxes will be the responsibility of the purchaser. 2018 Taxes were approx. \$951.86

**TERMS:** 10% down day of sale with the balance to be paid at closing. Title insurance will be used to show clear and merchantable title and that expense will be shared 50/50 between Buyer(s) and Seller(s)

**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. Announcements made day of sale shall take precedence over printed material. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Consult your loan agency prior to the auction.



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**Seller:  
Mary  
Acheson**