

380 Acre Labette County Land Auction

Friday, Jan 27th 3:00 PM

Located at Circle E Auction
1551 14,000 Rd Altamont KS

This Land Auction will include 4 Tracts
all in LB County KS

Tract 1: This 120 acre tract Located just south of Labette City has everything buyers are looking for. Really good Parsons Silt Loam tillable and thick heavy timber for great deer and turkey hunting. Also located behind a locked gate sits a nice new 3 bed 2 bath home and a brand new red iron shop building. 15098 Saline Rd Oswego located in 26&35-32-20

Tract 2: This 80 Acre tract located in Southern Labette County sits on the West side of Ottawa Rd just 1/2 mile from the stateline, 6 miles SW of Bartlett KS. The farm has 2 12 acre hay meadows that consist of some really good Parsons, Kenoma, and Dennis Silt Loam Soils. The balance is mostly timber and thick brush. Excellent deer hunting Or with a little clean up you can get this 80 back into productive tillable or pasture. S1/2 of SE1/4 12-35-19

Tract 3: This 20 acre tract located on the West side of Jackson Rd (101 Hwy) is just 2 miles North Of Edna KS. This small tract has a few older barns and a small pipe cattle pen, scattered trees and open grassland. If you are looking for a building site in USD 506 school district on a blacktop road this is it. located in 7-34-19

Tract 4: This 160 Acre farm is located West of Altamont KS 3 miles at the intersection of Jackson Rd and 14,000 Rd (160 Hwy) This cattle farm has 4 ponds, a rural water meter and a Freeze Proof Cattle Waterer. Good fencing and cross fences. This is a turn key cattle operation. SW 1/4 of 5-33-19

Any of these farms can be viewed anytime just call and set it up. The doors will be open for buyers at Circle E Auction at 2:00 so come early get registered to bid and enjoy some refreshments.

This will be a hybrid live/online auction. If you can not attend please log into www.proxibid.com/circleeauction Any problems getting registered with proxibid please call support at 877-505-7770 and they will walk you thru the process. If you are buying using proxibid you will be required to sign a contract via doccusign no later than 5PM on Jan 28th and must wire the nonrefundable earnest money to the title company by 5PM on Jan 31st 2023. This farm will sell subject to the sellers approval of the final bid. A 5% buyers premium will be added to the final winning bid. 10% nonrefundable earnest money will be required at contract signing placed in escrow account with Security 1st Title Co. All inspections must be conducted prior to sale day. The property is not selling subject to any financing contingencies. Buyer must close on or before Feb 28 2023 or they will lose earnest money. Seller warrants clear and equitable title. Title insurance and closing fee will be split 50/50. Any announcements made on sale day take precedence over any printed material. Listing Brokerage will be acting as a sellers agent only.

Title Commitments are done and will be available online and auction day, call if you need title work sent directly ahead of time.

For a full listing, please go to MossyOakProperties.com



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