

LAND AUCTION

THURSDAY, MARCH 26, 2015 • 6:00 PM

**360 Acres m/l Dickinson County, KS Land
Offered in 5 Tracts • Located in Upland, Kansas**

**Auction Location: Geary County 4-H Senior Citizens Center 4-H Building,
1025 S. Spring Valley Road — JUNCTION CITY, KANSAS**

LEGAL FOR ALL TRACTS: W 1/2 and the SE 1/4 of Section 19-11-4. Five tracts consisting of pasture and CRP.

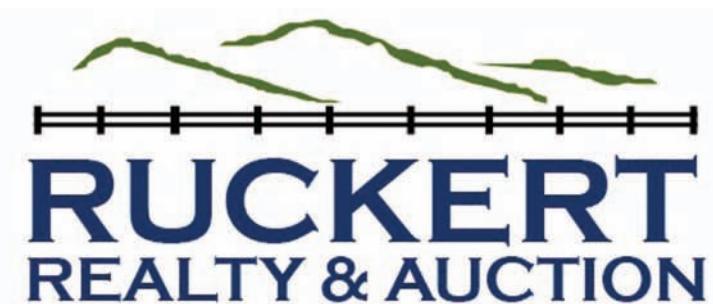
PROPERTY LOCATED: 6 miles north of Chapman on Rain Rd. between 3400 & 3300 Avenues located in the community of Upland.

TRACT 1				
			105 acres +/- CRP, food plots, terraces and waterways. CRP contract has expired	
TRACT 2				
			72 acres +/- pasture, CRP, timber, large pond. CRP contract has expired	
TRACT 3				
				63 acres +/- pasture, timber with fence.
				TRACT 4
				TRACT 5
	54 acres +/- CRP, food plots, terraces and waterways. CRP contract has expired			

TERMS & CONDITIONS: 10% or purchase price down day of auction. Sale is not contingent upon financing. Closing on or before April 30, 2015. Possession at closing. Taxes will be prorated to date of closing. Closing costs will be split 50/50 between buyer & seller. Property selling as is, where is. Make all inspections and inquiries before auction. Seller nor Auction Company is making any warranties, expressed or implied. Ruckert Realty & Auction is acting as an agent for the sellers and not as an agent for the buyer. Not responsible for accidents. Statements made day of sale take precedence over any other information. FSA, Seller & Auction Company not responsible for accuracy of acreages. **2014 taxes were \$1,924.02.**

Join us
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Center 4-H Building, 1025 S. Spring Valley Road
JUNCTION CITY, KANSAS

Multi-Use Opportunity for:
• pasture • farming • hunting • home sites
★ 5 TRACTS CONSISTING OF PASTURE & CRP ★
Call Auctioneer for showing or questions.



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www.RuckertAuctions.com

AUCTIONEERS NOTE: Great opportunity to buy pasture and CRP ground, tracts 2,3 and 4 are completely fenced with ponds. CRP tracts 1 and 5 have good ground cover with developed food plots. CRP contracts have expired. Our auction team even saw pheasants while picturing this property. If you are looking for productive Ag land or a place to build in the country with acreage this is the auction for you!

