

AUCTION

Thursday, July 8, 2021 at 7 PM

1217 N Woodlawn Rd, Belle Plaine, KS

Auction Held at Belle Plaine Community Center

Seller: Shoup Farms LLC

Directions: 3 miles North, ¾ mile East



Approximately 110 Acres, Tillable, lots of trees, half mile from black top, 2 story country home has approximately 1300 sq ft with hardwood floors upstairs and down. Home has 2 bedrooms up and 2 down, large living room, kitchen, utility room and bathroom. Home has metal roof. Property has several outbuildings consist of 24x60, 30x16, 12x50, 48x50 barn, 16x42. Home is currently occupied and will be sold with tenant's rights inclusive with land.



Legal: S13, T30, R01E, SE4 Less ROW

Terms: The successful Bidder will be required to sign a purchase contract at the end of the auction and deposit \$50,000 in **earnest money to be held in escrow at Security 1st Title**. The earnest money will be applied to the purchase price only at closing. **Offer is not subject to financing.** If a successful bidder does not consummate the sale according to the contract, the earnest money will not be refunded. **Closing:** Payment is cash at closing on or before August 8, 2021. Cost of title insurance and closing fee from Security 1st title will be split 50/50 between Buyer and Seller. **Possession:** tenant rights **Taxes:** Taxes are \$1251.82 will be prorated for 2021 from first of the year to closing date. All prior year taxes will be paid by Seller. **Agency disclosure:** J.P. Weigand & Sons, Broker and Auctioneer have not and will not be an agent of prospective bidder. Information given to Broker and Auctioneer will be disclosed to the Seller. **Sale is subject to confirmation of Seller. Disclosure:** Properties are selling in their present condition and are accepted by buyer(s) without any expressed or implied warranties or representations from the seller(s) or his (her) own due diligence prior to bidding on any property. It is the responsibility of the prospective purchaser(s) to conduct his or her independent inspections, investigations, inquiries, and due diligence concerning the property prior to the auction day. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)/Auctioneer(s). **Announcements made the day of the auction shall take precedence over anything previously stated or printed.**

Internet bidding available at weigandauctions.com/Live bidding at BP Community Center



> **Ken Patterson**, AUCTIONEER (620) 218-1713 <
WEB SITE | **KenPattersonAuctions.com**

> **Rick Hopper**, AUCTIONEER (620) 229-3590 <
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> **Cathy Sheets**, BROKER (316) 215-1359 <

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WE ARE HAPPY TO SEND ADDITIONAL INFORMATION TO YOU; PLEASE EMAIL YOUR REQUEST TO: CSHEETS@WEIGAND.COM

Terms: cash or check with approval & proper ID on personal property only. All items must be paid for before removal. Not responsible for accidents. Announcements made day of sale take precedence over printed matter.