

# AUCTION

**Thursday, April 8, 2021 at 2 PM**

**160 Acres +/- in Harper County**

**Auction held at Attica City Building**

**302 N Main on Hwy 160**

**Seller: Bill & Elizabeth Rae Starks**

**Property lies 3 miles west and 2.5 miles south of Attica off HWY 160 or from Attica south on 105 Ave to NW 40<sup>th</sup> Rd, then 3 miles west.**

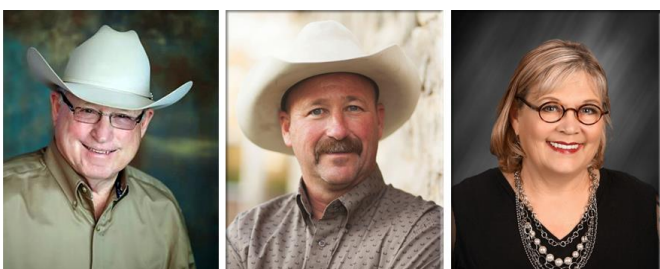
**All grass, native grass and approximately 20 acres in Bermuda. Property has electricity and a well. New fence will be erected by closing.**



**Legal: S33, T32, R09, acres 157.7, SE4 less RD**

**Terms:** The successful Bidder will be required to sign a purchase contract at the end of the auction and deposit \$20,000 in earnest money to be held in escrow at Security 1<sup>st</sup> 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 May 8, 2021. Cost of title insurance and closing fee will be split 50/50 between Buyer and Seller. **Possession:** at closing. **Taxes:** Taxes are \$449.12 to be paid in full by buyer for 2021. 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**



> **Ken Patterson**, AUCTIONEER (620) 218-1713 <  
WEB SITE | [KenPatterson.Weigand.com](http://KenPatterson.Weigand.com)

> **Rick Hopper**, AUCTIONEER (620) 229-3590 <  
WEB SITE | [RickHopperRealEstate.com](http://RickHopperRealEstate.com)

> **Cathy Sheets**, BROKER (316) 215-1359 <

**Ken Patterson Auctions | J.P. Weigand & Sons, Inc.**