

# WEIGAND AUCTION Approx. 510 Acres, Home, Ponds, Farmhouse, Outbuildings

## Seller: Larry and Cheryl Hall



**Tract I:** 40 acres m/l, Ponds, located on paved road! ICF Construction with 3800 square feet Custom Built in 2000, 3 bedrooms, 3 baths, 2 living areas, 2 dining areas, sunroom, office, extra-large 2 car garage with epoxy coated floors located on beautiful hilltop location overlooking Little Sugar River Valley! 60x100 shop divided: 54x40 Shop with urethane coated concrete floors with load beams and tie down points and full insulation package, with (2) 14-foot doors with openers, wash station with floor drain, overhead hoist on I-beam, full bathroom plus office area with overhead storage, 2 tube heaters with natural gas well, warehouse racks, and work benches & 60x60 machine storage with double 24x16 sliding doors, 16x16 sliding door on side wall with roof insulation package. Legal: 40 ACRES in S35-T31-R23 SE4 & S2 NE4 Less Rd Taxes: \$6320.26



**Tract II:** Approximate 10 Acres with paved road on 2 sides, electric & water available  
 Legal: S36-T21-R23 S545' of W 600' NW4 less row  
 Taxes: \$26.12

**Tract III:** 201 Acres, 70 % tillable and deer & turkey hunting with Restored 1913 farmhouse with 936 square feet, 2 bedrooms, 1 bath, new roof, windows, and Hardie Board siding, 3 older barns with one restored and small grain bin. Legal: S35-T21-R23 SE4 & S2 NE 4 LESS RD MINUS 40 ACRE TRACT TAXES: included in Tract I



**Tract IV:** 260 Acres on Blacktop Road (city limits), 91% tillable, highly productive, river bottom farm, potential irrigation from Little Sugar Dams, terraces, parallel waterways on front half, new waterway crossings and entrances. Planted in corn and soybeans.  
 Legal: Long call office: S12-T22-R23 S2 NW4 Taxes: \$3325.26



**Tract V:** 1 Acre +/-, Columbian Grain Bins with drying floors, 20,000 bushels located North side of Mound City.  
 Legal: S7-T22-R24 call office long Taxes: \$385.32

**Terms:** The successful Bidder will be required to sign a purchase contract at the end of the auction and deposit **earnest money in the amount is 10% on each tract to nearest thousand to be held in escrow at Security 1<sup>st</sup> Title for each tract.** 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 31, 2021. Cost of title insurance and closing fee will be split 50/50 between Buyer and Seller. **Possession:** subject to tenant's rights. **Taxes:** announcement by tract. **Crops:** currently growing crops remain with seller. **Survey Costs for Tract 1 to be split by buyer and seller.** **Minerals:** Minerals are intact and pass to buyer. **Agency disclosure:** J.P. Weigand & Sons, Broker and Auctioneer is acting as transaction broker. **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 day of sale take precedence over printed matter.**

**Ken Patterson**

**Auctioneer/ Realtor**

**620-218-1718 cell**

**Kenpatterson.weigand.com**

**Rick Hopper**

**Auctioneer/Realtor**

**620-229-3590 cell**

**Rickhopperrealestate.com**

**Julie Gooch**

**Realtor**

**620-326-0626 cell**

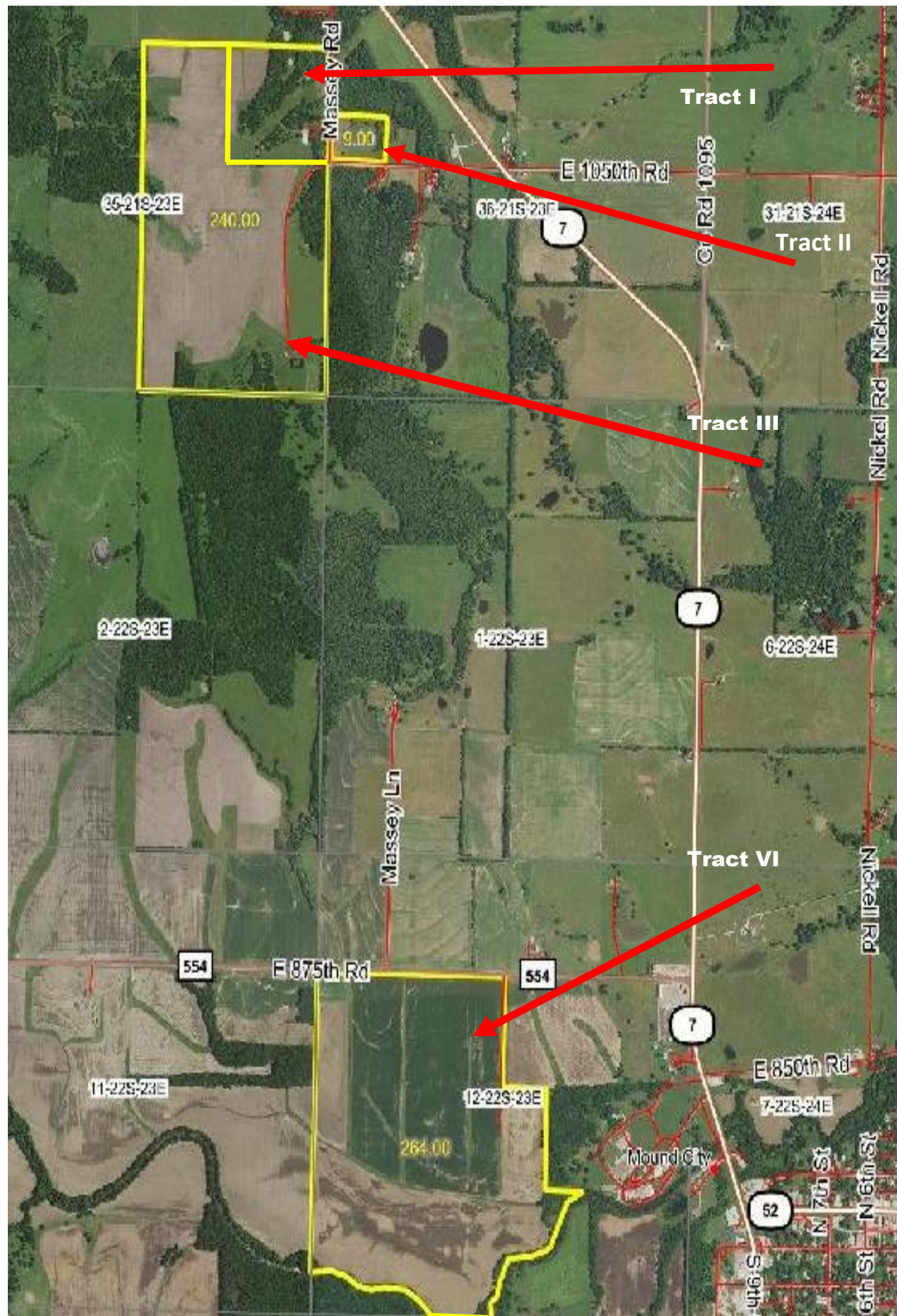
**julieg@weigand.com email**

**Cathy Sheets**

**Broker**

**316-215-1359 cell**

**csheets@weigand.com email**



# LAND & HOME AUCTION

Friday, July 16, 2021 at 2 PM

Sellers: Larry & Cheryl Hall

Approximately 510 Acres in Linn County – offered in 5 Tracts

10520 Massey Road, Mound City, Ks 66056

Auction Location: Linn County Fair Grounds

8510 KS-7, Mound City

Preview: Sunday, June 13 & June 27 from 2 PM to 5 PM



- > 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.**

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