

# REAL ESTATE AUCTION

**SATURDAY, DECEMBER 10, 2022 \* 1:30 PM**

**AUCTION LOCATION:** The Silver Lake Community Center,  
404 E. Lake St., SILVER LAKE, KANSAS

**PROPERTY LOCATION:** 4 miles East of Silver Lake on Hwy. 24 to Landon Rd., then 1 mile North. Tract 1 & Tract 2 are on the East side of Landon Rd. & Tract 3 is on the West side of Landon Rd.

***184 deeded acres M/L of Soldier Creek Bottom Farmland  
To Be Offered in 4 Tracts***

***Tracts 1, 2 and 3 acreages per FSA records***

## **TRACT 1**

**Legal Description:** A parcel of land in the Northwest Quarter and a parcel in the Southwest Quarter, North of the UPRR, in Section 8, Township 11 South, Range 15 East, Shawnee County, KS. Tract 1 consists of 97.51 acres m/l, with 90.95 acres bottom cropland. There is an older 42'x48' enclosed Morton building with concrete floor. Electric service is available.

## **TRACT 2**

**Legal Description:** A parcel in the West Half of the West Half of Section 8, Township 11 South, Range 15 East, Shawnee County, KS. (South of the UPRR). This tract consists of 47.54 acres, all cropland bottom.

## **TRACT 3**

**Legal Description:** A parcel in the Northeast Quarter of the Northeast Quarter, Section 7, Township 11 South, Range 15 East, Shawnee County, KS. This tract consists of 37.09 acres, of which 34.68 acres are bottom cropland with the balance in trees and wildlife habitat.

## **TRACT 4**

A combination of Tracts 1, 2 and 3.

***For more info, please call John E. Cline, Broker, 785-532-8381  
or check our website: [www.clinerealtyandauction.com](http://www.clinerealtyandauction.com)***

**TERMS:** The seller requires a non-refundable 10% down payment day of sale with the balance to be paid on or before January 18, 2023. Possession to be upon closing. Buyer and Seller to equally split the Owner's Title Insurance fee and the Escrow closing fee. 2022 taxes to be paid by Seller. Buyer to be responsible for 2023 taxes and thereafter. Statements made sale day take precedence over printed material. Sale subject to Seller's confirmation. **Cline Realty & Auction, LLC** represents the Sellers' interests.

**SELLER: ROEDER IMPLEMENT CO., INC.**

Auction Conducted By: **CLINE REALTY & AUCTION, LLC**  
John E. Cline, Broker/Auctioneer, Onaga, KS, 785-889-4775  
**WEBSITE: [www.clinerealtyandauction.com](http://www.clinerealtyandauction.com)**