

Real Estate **AUCTION**

Monday, November 17, 2014 at 10 a.m.
Selling 158 +/- of Kingman County Pasture Land

Location: from Rago: Go South 2 miles to 150th Street, then West 2 miles to South Berry Ave., then South 1.5 miles. OR from Harper: North to 170th Street, then West 2 miles, to South Berry Ave., then .5 miles North.
Sale to be held on site.

Legal Description: The Northwest Quarter of Section 29 Township 30 Range 7W

Note: This is a property with excellent grass, adequate water source with nearby oil production and a good wildlife habitat. This is an excellent opportunity to invest in a property with several diversifications. This property has a 3 + 2 year lease for \$1000/acre. The 3 years expire in December 2014. If the two year lease extension is exercised, it will transfer to buyer.



TERMS: \$35,000 non-refundable down payment due the day of auction, balance due at closing - within 30 days. Title Insurance and Escrow closing cost to be shared 50% from buyer and 50% from seller. 2014 taxes to be prorated. Property is selling in "as is" condition with no warranties except that of a marketable title. Seller's share of the mineral rights will pass to the buyer. Possession at closing.

***Statements made day of auction take precedence over advertised statements**

Sellers: Ryan Dohm

Bruce Kaufman

Auctioneer/Real Estate Agent

620.459.6932

Lowry Real Estate

www.kaufmanauctiononline.com

