

ABSOLUTE LAND AUCTION

Anna M. Kingham Living Trust
Joyce Royal and Ivan Kingham, Co-Trustees

303.2 Acres
Norton County, KS

Tuesday – March 19, 2024 – 10 AM
Online Auction

Auction to be held via an Online-Only Auction

Bidding Opens: March 9, 2024 @ 10AM

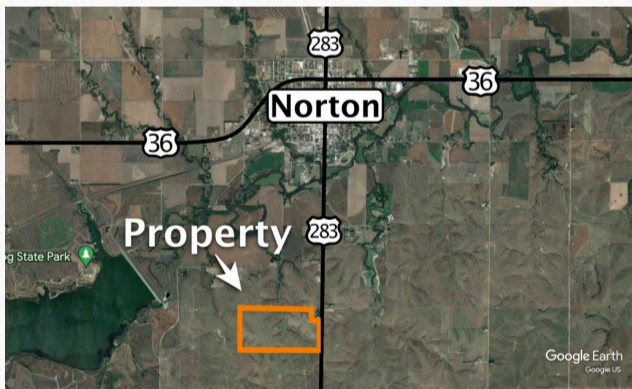

Bidding Begins to Close: March 19, 2024 @ 10AM

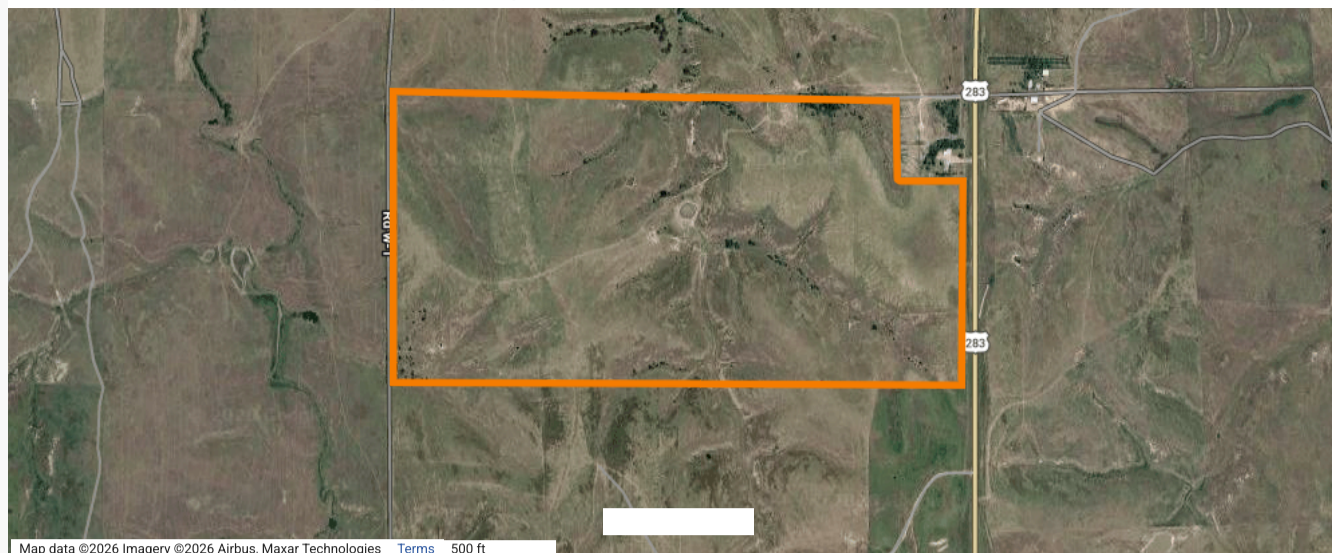
[ONLINE BIDDING HERE](#)

[BID CERTIFICATION FORM HERE](#)

Well Located Grassland – Next to Highway 283 south of Norton, Kansas

Absolute Land Auction - 303.2 Acres - Norton County...





Absolute Land Auction – Grassland – 303.2 Acres ± – Norton County, Kansas

Land Location: Next to Highway 283 – 1.5 miles south of Norton

Legal Description: Part of North Half of Section 15, Township 3 South, Range 23 West, Norton County, Kansas

About the Land: 303.2 Acres, more or less, according to Norton County records. Exceptionally well located grassland with access from Highway 283. Includes 3 wells, an electric submersible well near the corrals/loadout facilities, a solar well, windmill and large dam. Excellent hunting!

Farm Service Agency: 23.2 acre wheat base, 15.4 acre milo base, 6.9 acre barley base

2023 Taxes: \$ 700.82

Absolute Land Auction: Selling 303.2 Acres, more or less, in Norton County, KS. The property sells at absolute auction to the highest bidder regardless of price – no minimum bid!

Online Bidding: This is an online auction. Bidding will be online via marshallauction.bidwrangler.com. Bidding closes March 19, 2024, starting at 10:00 AM CST

Bidder Registration: Bidders must register and be approved by the auction company prior to the auction closing date (we recommend 48hrs. prior to the auction close). Register by completing the bidder certification form (provided by the auction company) and submitting it to land@marshallauction.com or at physical office: 2033 Central Ave., Kearney, NE. Office 308-234-6266

TERMS & CONDITIONS

PAYMENT: 15% earnest money payment due day auction with signing of purchase agreement. The remainder is due upon closing on or before April 18, 2024.

POSSESSION: Full possession given upon closing

TAXES: 2023 and prior years taxes paid by the seller. The 2024 taxes are the responsibility of the purchaser

TITLE: Title insurance will be used as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the seller and buyer.

FINANCING: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date.

BIDDER REGISTRATION: All bidders will be required to register and be approved by the auction company prior to Date of the auction close. Register by completing a bidder certification form and submitting to land@marshallauction.com

EXTENDED BIDDING: The closing times for bidding will be automatically extended when the property receives a bid in the last 4 minutes and will close simultaneously when the property does not receive a bid for 4 minutes.

PROPERTY CONDITION: The property is selling in "as-is" condition – no warranties expressed or implied.

METHOD OF SALE: Auction procedures and increments of bidding at the sole discretion of the auction company.

AGENCY: Marshall Land Brokers & Auctioneers are agents representing the seller.

Maps shown are for illustration purposes only and are not intended to represent actual property lines.

Data has been obtained from sources believed to be reliable although its accuracy cannot be guaranteed by the sellers and their agents. We urge prospective buyers to inspect and rely on their own conclusions. Announcements made at the auction take precedence over prior advertising.

Miles Marshall, Broker

308-234-6266

Clay Patton



Marshall Land Brokers & Auctioneers
PO Box 261
2033 Central Ave,
Kearney, NE 68847

(308) 234-6266

