

Robert Thummel Listing # 550

Rural
1759 V Road
 Mankato KS 66956

Call Robert at 785-738-0067



\$0.00

Beds: 2.00

Baths: 2.50

Size: 2080 Sq. Ft

Year Built: 1997

Stories: 1

Garage: 2 Car Attached

House

Property Details

Price: \$0.00

Beds: 2.00

Baths: 2.50

Property Size: 2080 Sq. Ft

Lot Size: 395 Acres

Year Built: 1997

Style:

Stories: 1

garage: 2 Car Attached

Interior:

Exterior:

Roofing:

Heating Cooling

• Central Heat

• Central Air

Description

REAL ESTATE AUCTION

WEDNESDAY MARCH 20, 2024

2:00 P.M.

Auction will be held in the National Guard Armory, 217 S. High, Mankato, KS.

E ½ & E ½ NW ¼ 23-2-8 Jewell Co. Kansas

The farm is located 5 miles North of Mankato on 160 road then 1 ½ miles East on V road, 1759 V Road. **The farm is approximately 5 miles from Lovewell Lake area.**

394.73 acres Farmland, 50.47 acres crop land. 285.34 acres grass & creek w/trees. 44.20 acres CRP that has been turned back to grass. The bases are wheat 63.47 acres with 33 bu yield, oats are 4.90 acres with 45 bu yield, grain sorghum 29.10 acres with 55 bu yield, for a total base acres of 97.47. The farmstead has a nice single story 2,080 square ft. home built in 1997 with 2 bedrooms, 2 ½ baths, 2 car attached garage. There are several out buildings. The seller will make no inspections or repairs on the farmstead. All inspections made by the purchaser must be made before March 20, 2024. The farmstead is being sold in the condition it is. This farm would make a good hunting lodge.

Taxes: Seller will pay 2023 and all prior years. Purchaser will pay all of 2024 taxes.

Possession: Possession will be on closing on or before May 15, 2024.

Terms: 10% of purchase price as down payment day of auction. The balance will be paid upon closing on or before May 15, 2024.

Down payment will be escrowed with Darrell Miller Attorney. Title insurance will be used. The cost will be split 50/50 between seller and purchaser. Escrow fees will be split 50/50 between seller and purchaser.

Thummel Real Estate & Auction LLC is acting as seller agent. **All statements made day of auction take precedence over printed material.**

DAVID C. BRAINARD REVOCABLE LIVING TRUST

**& TRUSTEES OF THE IRENE F. BRAINARD
REVOCABLE LIVING TRUST**

Auction Conducted By

Thummel Real Estate & Auction LLC

785-738-0067

Images



Outbuilding



Outbuilding



Land



Land



Land



Land



Land



Land



Land



Land



Land



Land