



SHAWNEE COUNTY, KANSAS

# LAND AUCTION

301± ACRES | 2 TRACTS



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FEBRUARY 21 • 10AM<sup>CT</sup>





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# LAND AUCTION

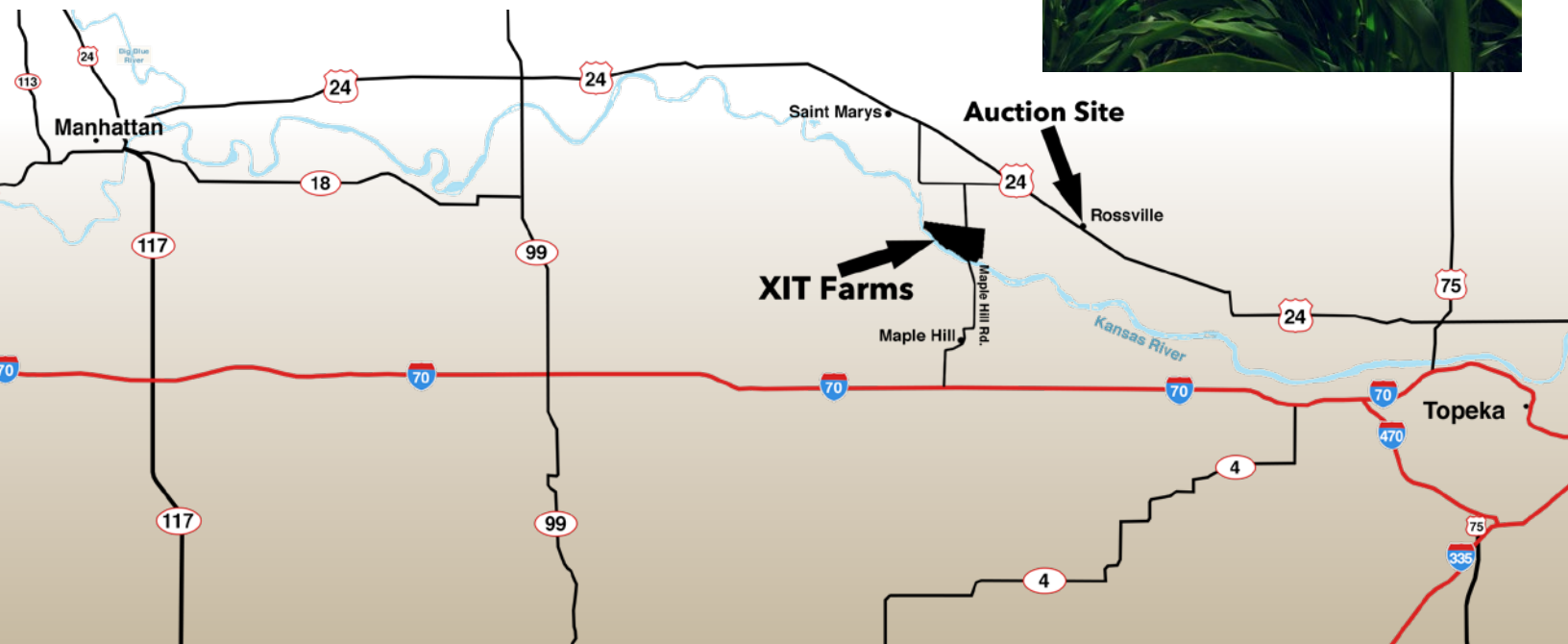
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THURSDAY, FEBRUARY 21ST, 10AM<sup>CT</sup>

## AUCTION LOCATION:

Citizen Potawatomi Community Building  
806 Nishnabe Trail, Rossville, KS 66533

- Conveniently Located Between Topeka & Manhattan
- Beautiful Frontage along the Kansas River
- Pivot Irrigation on Both Tracts
- Substantial Paved Road Access
- Great Addition to Any Farm Operation
- Recreational Enthusiasts – Seldom will a property hit the market with Kansas River Frontage along with hunting opportunities!







**INFORMATION DAY**  
Thursday, February 7th • 1-3pm  
Meet an Auction Representative  
on Tract 1 for any additional questions or  
feel free to contact us at 800-829-8747

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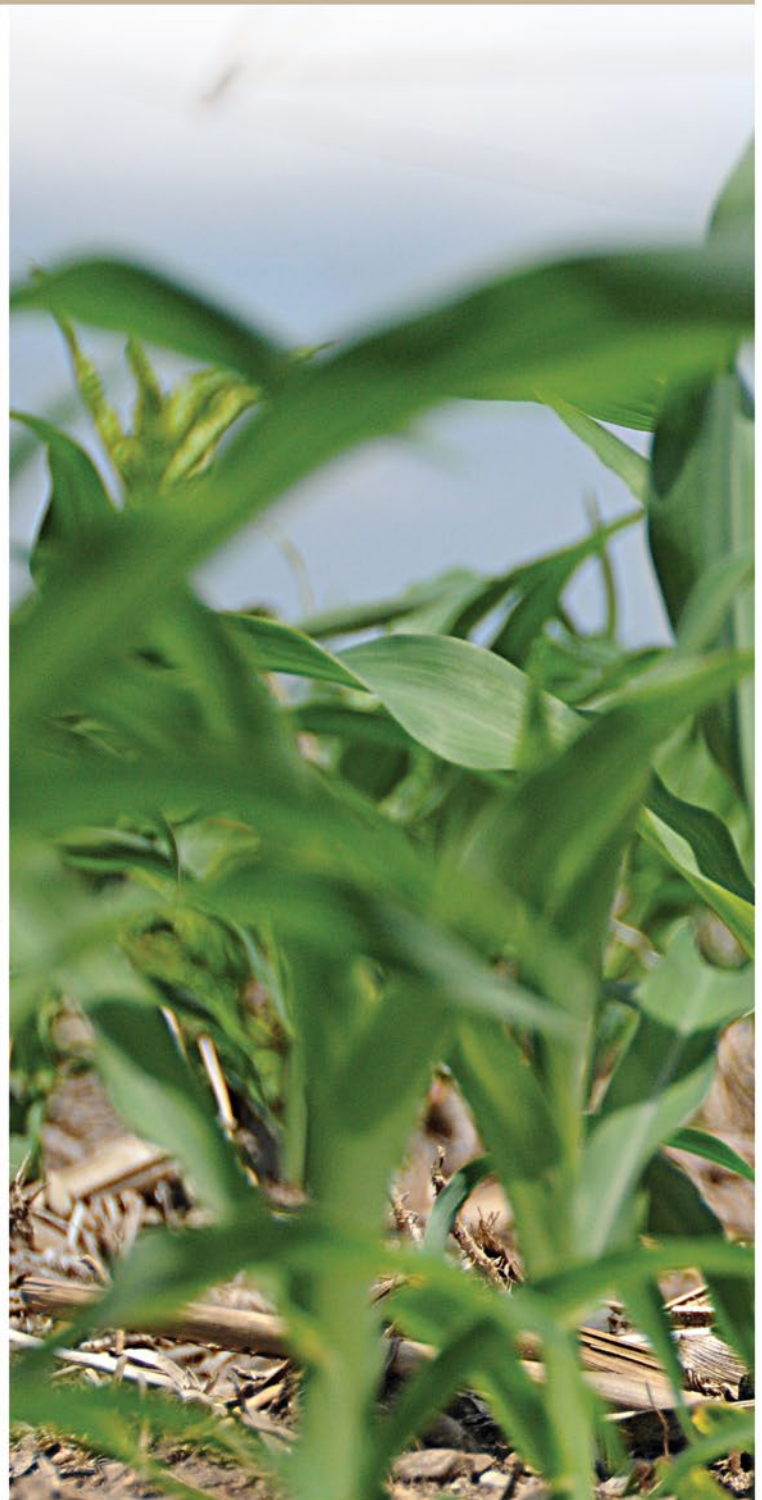


# XIT FARMS

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**SUMMARY OF TERMS:** A 4% buyer's premium will be added to the final bid price(s) to determine the total contract price(s). A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 30 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available.

