

# HOME & LAND AUCTION -160 ACRES M/L-

**SATURDAY, OCTOBER 19th**  
**Sells at 12 Noon**

**150 S 40<sup>th</sup> St, Girard, Ks**  
*(selling personal property same day)*

**Directions:** 10 miles west of Girard, Ks on Hwy 47 – south side.

**Legal description:** NW/4 of Section 20-Township 29-Range 22, Crawford Co, Ks.

160 acres pasture with 3 bedroom/2.5 bath home built in 1982, containing 2,210 sq ft with an additional 1,097 sq ft of finished basement, fireplace, attached oversized 2 car garage with 3 overhead doors, 66' x 84' metal frame building with concrete floor, cattle working alley & chute, pipe pens, 50'x 75' metal framed implement building, and smaller outbuildings, 2 ponds/dock, with ½ mile of blacktop frontage. Once-in-a-lifetime opportunity.

**Terms:** \$30,000 down day of sale. Remainder paid at closing. Taxes of \$2,955 prorated to day of closing. Owners title insurance provided by seller. All financing must be arranged prior to bid, not contingent on buyer's ability to obtain financing. Sale final day of auction, subject only to seller confirmation. Immediate possession upon closing. All announcements made day of sale take precedence over printed matter.

**OWNER: Estate of Michael "Mick" McAtee**

**Humble Real Estate & Auctions:** Donnie Humble, Broker, Girard, Ks., 620-724-0099; 620-724-4161.

See pics at [humblereal.com](http://humblereal.com) or [auctionzip.com](http://auctionzip.com)