

Bid by Phone REAL ESTATE AUCTION

6.75 +/- Acres in Meade, KS

BIDDING POOL CLOSES
Tuesday, June 10, 2025 – 10:00 AM

TO PARTICIPATE IN THE AUCTION, YOU MUST REGISTER AND PLACE A BID IN THE BIDDING POOL
PRIOR TO TUESDAY, JUNE 10, 2025 – 10:00 AM

If you are not registered and have not submitted an initial bid by the bidding pool deadline you will not be able to participate in the auction

LEGAL DESCRIPTION: A parcel of land located in the East half of the Southeast Quarter of Section 2, Township 32, Range 28 West of the 6th Principal Meridian, Meade County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of said East half, also being the Southwest corner of a parcel described in Book 86, Page 445 in the Register of Deeds Office in Meade County, Kansas;

- thence N01°28'18"E along the West line of said East half and said described parcel a distance of 1028.00 feet to the Point of Beginning of parcel to be described;
- thence continuing N01°28'18"E along said West line a distance of 420.00 feet;
- thence S89°07'44"E a distance of 700.00 feet to the East line of said described parcel;
- thence S01°28'18"W along said East line a distance of 420.00 feet;
- thence N89°07'44"W a distance of 700.00 feet to the Point of Beginning

This approximately 6.75-acre lot is centrally located in Meade, KS. With limitless potential, this property is ready for a new owner to transform it to suit their needs.

The property boundary line shown in this advertisement is approximate and should not be taken as a precise delimitation.

ZONING: R-1 (Single Family Dwelling District)

The City of Meade, KS Zoning Ordinance can be found at www.soldbyburkhart.com.

Any prospective buyers should contact the City of Meade to confirm that their intended use of the property complies with zoning regulations prior to the auction.

MANNER OF SALE: This real estate will be offered in 1 tract only. There will be no division of lots or acres.

SALE METHOD: The real estate will be offered for sale by private phone auction. Buyers must register and place an initial bid prior to June 10, 2025 – 10:00am CST to be included in the bidding pool. All bids must be submitted to Mike Burkhart by telephone at 620-430-2000. After the bidding pool deadline, all active bidders will be informed of the high bid and allowed to advance their bids. The auctioneer will contact each bidder in the bidding pool for advancement of bids starting on Tuesday, June 10, 2025 – 10:00am CST. Bids will be accepted until no further advances are made. All bidding parties will remain confidential. Bidding increments will be at the sole discretion of the auction company. **Bidders agree that once a bid is submitted the bid will be honored.**

TERMS: The successful bidder will pay a \$7,500.00 earnest money deposit immediately following the auction. Contract closing will be on or before Thursday, July 10, 2025, or upon such terms as may be acceptable to the sellers. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. Earnest money will be held by Meade County Title Services, LLC. in Meade, KS in their trust account. Meade County Title Services, LLC. will also serve as the closing agent and will prepare and complete all title work. Bidding is not contingent upon financing. Financing, if necessary, must have been arranged and approved prior to the auction.

EVIDENCE OF TITLE: Seller will provide title insurance to the buyer in the amount of the purchase price, with the premium to be paid one-half by the seller and one-half by the buyer. The escrow fee will be paid one-half by the seller and one-half by the buyer.

TAXES: The 2025 real estate taxes will be prorated to the date of closing.

MINERALS: The entirety of the seller's mineral interest, if any, will be sold with the land.

POSSESSION: The buyer will receive possession at closing and upon full payment of the purchase price.

Announcements made the day of the sale take precedence over any printed advertising.



SELLER:
Meade District Hospital

Auctioneer's Note: Don't miss your opportunity to own this diverse piece of residential land located on the east edge of Meade, KS!



For a printable sale bill, more color photos and more information visit

www.soldbyburkhart.com

Mike Burkhart, Broker
at 620-430-2000