

7± ACRES & HOME - Harper County, KS



Thursday, Oct 2, 2025, at 11:00 AM CDT

**Auction Location: Westview Lodge
1100 W 14th St, Harper, KS 67058
ONLINE BIDDING: gavelroads.com**

Discover country living at its best with this charming 3-bedroom, 2-bath, 1,572 sq ft mobile home nestled on 7± beautiful acres just two miles west of Harper, KS. Recently updated with new carpet and new kitchen flooring, this home is move-in ready and offers both comfort and convenience. The spacious layout includes a handicap-accessible bathroom. The property also offers three carports, two buildings on skids, and an old shed. With plenty of room for outdoor activities, gardening, and additional storage, this property provides the perfect blend of privacy and potential. This is an ideal opportunity for families, hunters, or investors.

Address: 205 NW 90 Rd, Harper, KS

Location: Located 2 miles west of Harper on NW 90 Rd

Minerals: Seller's mineral interest will pass to the Buyer

Possession: Possession will be upon closing

Legal: Rural Township Parcel, S09, T32, R07, Acres 7, Tr Beg Ne Cor Ne4 S 478.24 Swly 604.1 N 692.66 E 576.36 To Pob Less Rd R/W

Taxes: \$1,117.12 (2024) Taxes will be prorated to the date of closing

Open House: Sunday, Sept 7, 2:00-4:00 PM



Terms: Earnest money required and shall be paid the day of the auction with the balance due on or before November 3, 2025. Earnest money to be paid: \$10,000. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.