

155.7 ACRES GRASS • BUTLER COUNTY

Auction

7:00 PM • FRIDAY, JULY 27, 2012

Sellers: Elizabeth Lathrop Hunter Family Trust

Auction Location: Burns Community Center, 101 N Washington Ave., Burns, Kansas



PROPERTY LOCATION: South of Burns, Ks at the junction of 150th and Hwy 77 travel 5 miles west on 150th to Shumway Rd, 1 mile north to 160th, then 1/2 mile east to northwest corner of said property.

LEGAL DESCRIPTION: Northeast One Quarter (NE/4) of Section Thirteen (13) Township Twenty Three (23) Range Four (4) East Butler Co. Ks. 155.7 Taxable acres, Taxes: \$152.68 Sellers mineral rights transfer with the property. There are no mineral leases or production on the property.

PROPERTY DESCRIPTION: Here is a clean native bluestem & mixed grass pasture. Good access with Rd 160th on the north side and Hopkins Switch Rd on the east side. The property is watered by a windmill on the south and a pond on the northside. The only brush or trees is along the wet weather draw that dissects the property. There are no improvements on the property. Electricity and rural water are along the tract. Fences are 4 & 5 barb wire with steel and or hedge posts and has been kept in good condition.

TERMS: \$20,000.00 earnest money deposit evening of the auction upon signing of the contract. Balance due on or before August 29, 2012 at which time Trustee's deed will be given. Title insurance for the owner's policy shall be split between the buyer and the seller. The 2012 lease will end in July. Seller receives 2012 lease income and pays 2012 taxes. All information has been gathered from Butler county sources and is deemed reliable but is not guaranteed. All financing arrangements must be made prior to the auction. All statements evening of the auction take precedence over advertisements.

AUCTIONEER'S NOTE: *This is one of the cleanest and prettiest pastures around the Burns area that I've had the privilege of selling. A great grazing quarter in the midst of record cattle prices. Good access with utilities close by makes this an attractive building site. The time is right. The opportunity is yours! We will look forward to seeing you at the auction!*

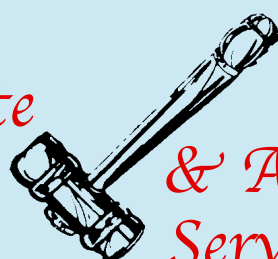


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