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MCPHERSON CO. • 156.4 ACRES • GRASSLAND

Auction

7:00 PM • THURSDAY, SEPTEMBER 26, 2013 ~

Sellers: Luann and Kelvin "Pat" Boyer

Auction Location: Best Western Holiday Manor, Sunset Room, 2211 E. Kansas Ave. McPherson, KS

LEGAL: NW/4 of Sec 25, Twp 18 Rge 4 McPherson Co Ks. 156.4 Acres

PROPERTY LOCATION: From McPherson Ks and I-135, north 5.5 miles to Pawnee Rd, west 5.5 miles to 11th Ave, north on 11th Ave 1/2 mi. to SW corner of said property. Watch for signage.

TAXES: $218.27

MINERAL RIGHTS: Buyer will receive sellers mineral rights. Property is leased through 2015. There is no mineral production on the property.

PROPERTY DESCRIPTION: Here's a rolling native bluestem and mixed grass pasture, right in the middle of a predominately tillable area of McPherson Co. This quarter is watered by 2 ponds. The fences are 3-5 wire, barb and mainly hedge posts, or hedge row along the road. Utilities are near by that would allow for improvements.

I was impressed with the amount of grass in the pasture. There has been some clearing of cedar and hedge trees on the west side and there could be more clearing done. Livestock producers be prepared, the cost of clearing the trees may not be as high as you think on a per acre basis.

If cattle isn't your only interest, but also wildlife, then look no further for a habitat cover. The east side of the pasture has all the cover needed. Like so many cow calf producers, there seems to never be enough pastures close to home. Take a look at this native grass pasture to incorporate into your ag business or for the hunting opportunities.

TERMS: Earnest money deposit evening of the auction will be $20,000.00 Payable in certified funds to McPherson Co. Abstract & Title Co. Title insurance and fees of title co will be shared equally between the buyer and seller. Seller will receive 2013 income and will pay 2013 taxes based on 2012 amounts. Closing on or before October 29, 2013 with full possession to the buyer at closing, but not prior to October 16, 2013 at which time ag lease is terminated. Buyer will receive Kansas Warranty Deed at time of closing. Property is not subject to buyer receiving financing. All information has been gathered from McPherson Co sources and is considered to be accurate, but is not guaranteed. All statements made evening of auction will take precedence over advertisements.

INSPECTION: Anytime by appointment with Griffin Real Estate & Auction Service LC. Numbers listed below.

AUCTIONEER'S NOTE: Don't overlook this native pasture! Good workable size acreage that can be a plus to your livestock operation or give you good recreational possibilities. Buyers be prepared-this could be an equity builder-by improving the grazing capacity! We will look forward to showing you this property and to seeing you at the auction.

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