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HOME ON 8.1 ACRES NEAR COTTONWOOD FALLS

Auction starts at 5:30 P.M.

Auction

Great Location!

~ 5:30 PM • TUESDAY, NOVEMBER 12, 2013 ~

Property of the late Mildred "Milly" Pinkston

Auction Location: 1983 KS HWY 177, Cottonwood Falls, KS

In case of inclimate weather, come to Griffin Real Estate. 305 Broadway, Cottonwood Falls.

AUCTIONEER'S NOTE: Here is an opportunity to buy small acreage right outside of town! No dirt roads, no long commute. Fix up the current home or build your own. Amazing location. See you at the auction.

DIRECTIONS: From Cottonwood Falls, go south on KS Hwy 177. Property sits just at the edge of town on east side of highway.

LEGAL: The West Nine (9) acres of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4 NW 1/4) of Section Thirty-three (33), Township Nineteen (19) South of Range Eight (8); LESS a tract of land in the West 9 acres described in a metes and bounds description containing 0.52 acre, more or less all in Chase County. Approximately 8.1 acres, more or less.

2012 PROPERTY TAXES: $537.67

HOME: 1 Bedroom, 1 bathroom home of 734 sq. ft. built in 1889. 1 1/2 story home on 8.1 acres. Home is in need of repairs. Has well water and septic.

INSPECTION: Any time by appointment. See our phone numbers listed below.

TERMS: $5,000 down as earnest money deposit day of auction. The balance due at time of closing on or before December 5, 2013 at which time buyer will receive Kansas Warranty Deed. Cost of the title insurance and title office closing costs will be shared equally between buyer and seller. Taxes will be prorated to date of closing. Home is in need of repair. It and the property are sold in as is condition with no warranties. Property is not sold subject to financing. All information has been gathered from Chase County sources and is deemed reliable but not guaranteed. All financing arrangements must be made prior to the auction. All statements day of auction take precedence over advertisements.

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NAA Auctioneer · Kansas Auctioneers Association · BBB

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