

AG LAND • WILDLIFE • RECREATION

**152.2
ACRES
in
2 Tracts**

Auction

**HOME
&
AG
LAND**

7:00 PM • WEDNESDAY, MARCH 26, 2014

*Seller: Theodore E. Domann Revocable Intervivos Trust
dated April 19, 2011, Clayton Hobbie, Trustee*

AUCTION LOCATION: HERINGTON COMMUNITY BLDG., 810 S. BROADWAY, HERINGTON, KS

PROPERTY ADDRESS: 544 SAGE RD., HERINGTON, KS • (DICKINSON COUNTY)

PROPERTY LOCATION: Approximately 2.4 miles west of Herington, Kansas. Going from downtown Herington at Broadway & Main St., take Main west to Walnut and on to the west edge of Herington at Union and Walnut, on Union South approximately 1/4 mile to 500 Ave. Then West on 500 Ave. Approximately 2.2 miles to Sage Rd, north on Sage Rd .2 miles to the SW corner of said property. The property is north of the Herington City Lake.

LEGAL: The S/2 of the NW/4 and the N/2 of the SW/4 of Sec 9, Twp. 16, Rge 4 except the RR/R/W and excepting a tract containing 4 A in the SW cor of the N/2 of the SW/4 all in Dickinson County, Kansas. 152.2 acres more or less.

TOTAL TAX: \$3,023.16 for both Tract 1 & 2 Sellers mineral rights pass to the buyer.

TRACT 1-147.2 Ag Acres more or less. Approximately 147.2 Acres of said legal, containing no improvements. This legal is subject to survey of Tract 2. Ag Land consists of Approximately 82.3 A of Dryland cropland.

APPROXIMATE SOILS: 36.7 A of Hobbs Silt Loam, 29.5 A of Muer Silt Loam, 11.9 A. of Irwin Silty Clay Loam, 4.2 A of Geary Silt Loam. The Silt Loam Soils are conducive to productive crop production. Approximately 14 A is native grass that has been used for hay meadow. Approximately 50.9 Acres is in Lyon Creek, Kohl Creek, & Timber.

FSA INFORMATION:	Base Acres	Direct Yield	
Wheat	58.1	32	
Grain Sorghum	17.9	47	
FSA-DCP Cropland Acres	86.56	FSA payment for 2013	\$1,072.00

TRACT 2: Home and Approximately 5 acres (subject to survey) **OPEN HOUSE** March 9, 2014 2-4pm This Ranch Style Brick home nestled along Lyon Creek has 2 bedrooms, 2 baths with full finished basement in need of updating. The home built in 1969 has central heat & wood burning fireplace in the basement. The home has no central air. The ranch home has 1452 sq ft of main floor living area. The attached 2 car garage is 600 sq ft. The home has metal roof, also it has a private well & septic. Other improvements are an older style barn of stone & wood construction with a lean to attached. There is also 2 older stone buildings and some older grain bins.



**• OPEN HOUSE •
Sunday, March 9, 2014
2:00 - 4:00 P.M.**



TERMS: Earnest Money -
Tract 1: \$30,000.00. **Tract 2:** \$5,000.00

Payable to Hannaford Abstract & Title, escrow and closing agent. Closing on or before Thursday April 24, 2014 at which time Trustee deeds will be given.

POSSESSION: Early Possession will be given to qualified buyers of Tract 1 for agricultural production. Balance of the funds due at time of closing with sellers delivery of clear title. Possession of Tract 2 will be at closing.

TAXES: Tract 1 will be paid by the buyers for 2014. Tract 2 will be prorated based on split out by Dickinson Co. Both tracts will be offered without any leases. Title insurance and title company closing fees shall be split equally between the seller and the buyer for the owner's policy.

ORDER OF AUCTION: Property will be sold in the order listed and will not be offered as one unit. If a buyer wishes to own both tracts just bid accordingly. **Survey:** A survey will be provided by the seller on tract 2 if the tracts sell to different buyers.



All information has been gathered from Dickinson Co sources. It is considered reliable but is not guaranteed. All financing for this auction must be arranged prior to the auction. The buyer must rely on their own judgments and upon their own inspections of the property. The property is being sold in present and existing condition. No guarantees of any type. All statements made day of auction take precedence over advertisements.

AUCTIONEER'S NOTE: What a Location! Just minutes from Herington and the City Lake. Our seller is offering the properties just like you want them; a home on small acreage, or good productive ag land, or if you want both...Here they are!!!

Want production plus wildlife recreation? Look no further. Lyon Creek and Kohl Creek meanders through the property bringing in deer, turkey, and other wildlife. This is one of the most attractive recreational/income/hunting property we have had the privilege of selling yet being just minutes from town. Need a home that is in the middle of nature's best? Wake up each morning, right in the heart of all this with a ranch style brick home available for you at the auction. With Spring on the way, I will look forward to viewing this property with you. Some opportunities only come once in a lifetime. Be ready!

RICK GRIFFIN
Broker/Auctioneer
Cell: 620-343-0473

CHUCK MAGGARD
Sales/Auctioneer
Cell: 620-794-8824



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*& Auction
Service LC*

Office:
305 Broadway,
Cottonwood Falls, KS 66845
Phone: 620-273-6421
Fax: 620-273-6425
Toll Free: 1-866-273-6421

In office:
Nancy Griffin
Heidi Maggard



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