

REAL ESTATE & MISCELLANEOUS

Matfield Green

3 TRACTS

Auction

7:00 P.M. • THURSDAY, JULY 17, 2014

Property of Patsy Johnson & family, Paul Dean Conservator

MATFIELD GREEN, KANSAS

AUCTION LOCATION: TRACT 1: 303 South Reed St. (Hwy 177), Matfield Green, Kansas 66862
(Auction will progress to the 2 other tracts.)

TRACT 1: 303 South Reed St Matfield Green, Ks.

SHORT LEGAL: Approximately 1.9 acres in Sec. 7, Twp. 22, Rge 8 E. Chase County, Kansas Located on south end of Matfield Green, east side of Hwy. 177. **TAXES:** \$482.05

IMPROVEMENTS: A 2 bed, 1 bath wood frame home built in 1910 with living area of 1,224 sq ft. Other outbuildings include an 80'x20' open front shed and a 12'x10' and 10'x8' out buildings. The balance of the property is timber, grass, and wet weather draw. Property sold as is/in present condition.

TRACT 2: 202 North Reed St. Matfield Green, Kansas

SHORT LEGAL: Lots 10-12-14 less Right of Way Block 2 City of Matfield Green, Chase Co.,Ks. Located on west side of Hwy 177 in Matfield Green, Ks. **TAXES:** \$181.25

IMPROVEMENTS: 2 bed, 1 bath wood frame home built in 1900 with 1,105 sq. ft. Property is sold as is/ in present condition.

TRACT 3: 3.1 Acres unimproved.

SHORT LEGAL: Approx. 2.1 Acres in Block 2 Reed's 2nd addition and vacated Railroad R/W and Approx. 1 acre of Lots 1-2-3-4-5 in Block 1 of Reed's 2nd Addition all in Matfield Green, Chase Co. Ks. **TAXES:** \$5.85 Here is a large area in Matfield Green with no improvements, this site could be good for building with room to suit you the buyer! Property is sold as is/ in present condition.

PERSONAL PROPERTY: Any personal property on the premises of each tract will be offered for sale prior to the sale of the real estate. These items will have to be removed by July 24, 2014 or items become the property of the real estate buyer . If not removed evening of the auction it will be at buyers risk for items to remain.

NOTE: Each tract is sold as is and in its present condition. You the buyer make your own inspections and rely on your own knowledge. Sellers and auction company do not make any assumptions or warranties. These properties can be improved and offer a nice location in the heart of the Flint Hills. These properties can be equity builders! If you have a vision and a strong work ethic - take look at these properties and make them work for you!

EARNEST MONEY DEPOSITS: \$1,000.00 deposit for each Tract 1, Tract 2, Tract 3 upon signing of contracts on evening of the auction.

TERMS: Payable to Lyon Co Title. Earnest money deposits are non refundable . Title insurance fees and closing fee of the title company are split between the buyer and the seller. Balance due on each contract at time of closing, on or before September 14, 2014. Property taxes for 2014 will be prorated to date of closing. These tracts will be sold in the manner set out on this flyer. Any changes or variations desired by the buyers will have to be handled after these tracts are closed. All financing arrangements must be made prior to the auction. All information has been gathered from Chase County sources and is deemed reliable but not guaranteed. Statements made evening of the auction take precedence over advertisements. We will plan to see YOU on the 17th!



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