

TWO TRACTS • LYON COUNTY

**63.39
GRASS
ACRES**

Auction

**HOME
& 7.2
ACRES**

7:00 PM • THURSDAY, SEPTEMBER 25, 2014

Property of George Miehle

AUCTION LOCATION: FLINT HILLS ROOM, BEST WESTERN HOSPITALITY HOUSE, 3021 W HWY 50, EMPORIA, KS

TRACT 1: Approximately 63.39 Acres Native Grass

PROPERTY ADDRESS: 2500 Rd. F, Americus, Kansas

PROPERTY LOCATION: Approximately 3/4 mile north of Americus, Ks on Rd F, east side of the county road.

SHORT LEGAL: A metes and bounds tract of 63.3 acres all in Sec. 36, Twp. 17 S, Rge 10E all in Lyon Co. Ks.

TAXES: \$111.98 **MINERALS:** Sellers mineral rights transfer to the buyer.

PROPERTY DESCRIPTION: Here is 62.3 acres of native bluestem and other mixed grasses that many of you have been calling about. Not only is this good hay country, what a location for a home or even an open country playground. From F Rd the driveway takes you through a timbered draw to the open grass with a nice view of the surrounding countryside. The timber on the west secludes the property from the county road and gives a person nice privacy for homesite and favorite outdoor activities. The property has a pond on the west side that offers a nice setting. The property has been used for native grass hay meadow. The middle of the meadow is elevated, giving views of the surrounding country. This could also be a perfect building site for a walk out basement/split level or berm home. Always wanted the country, yet at the edge of town? Look no further, this property offers just that.

TRACT 2: Approximately 7.2 Acres with Older home & Mobile Home.

PROPERTY ADDRESS: 303 10th St. Americus, Ks.

PROPERTY LOCATION: At the Stop light in Americus, take Locust Street west approx. 1/2 mile to 10th St, then south on 10th Approx. 1/4 mile to the property on the east side of the road.

SHORT LEGAL: Lots 1-13 Blk 120 & Blk 121 and vacated streets & alleys, all in Sec. 11, Twp. 18s, Rge 10 E in Lyon Co. Ks.

TAXES: \$278.68 **MINERALS:** Sellers mineral rights transfer to the buyer.

DESCRIPTION: Improvements consist of 1.5 story bungalow built in 1920. This is a wood frame home with barn tin roof. It has 1 bath, 2 bedrooms, with a total of 887 sq. ft. The home has not been lived in for several years, and was heated by wall mounted natural gas heater at that time. Also on the property is a 14' x 70' (approx.) mobile home for storage and utility use in addition to some other outbuildings. The property looks and feels like country, yet is in the city limits of Americus allowing it to have city water, gas and electric. The homes have separate driveways. This property is on the edge of the Neosho River Valley. The deep soils are evident with the trees and surrounding cropland. This property could be fixed up or cleaned up for a building site. What an area for an orchard, garden or truck farm.

Farmers in the area, take note at this opportunity to put acreage back in to production. Ag land in this valley has become quite valuable. Come take a look, you'll see the opportunity!

AUCTIONEERS NOTE: It doesn't get much better than this as to location! Country living yet walking distance to Americus. Both properties have great advantages for home sites. Local land owners take a look at these properties to add to your present operation and to keep the ag land intact. Have it your way. See you at the auction. Call for inspection by contacting numbers below.

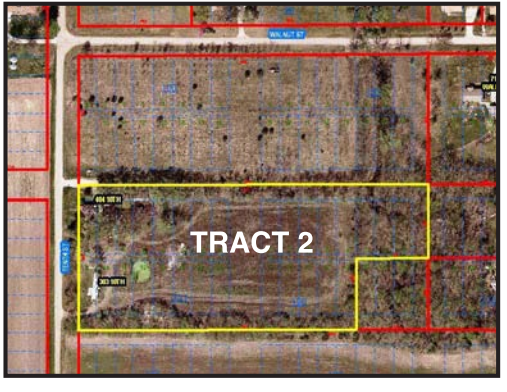
TERMS: Earnest money payable evening of the auction to Lyon Co Title is Tract 1: \$10,000.00 Tract 2: \$5,000.00 The balance due on or before Oct 24, 2014 at which time Kansas Warranty Deeds will be given. Title insurance and closing fees of the title company will be shared equally between the buyer and the seller. 2014 taxes will be prorated to time of closing. There are no current ag leases as of time of closing. These properties are sold as is, in its present conditions with no guarantees or warranties. Any inspections will be the responsibility of the buyers. All financing arrangements must be made prior to the auction, property is not sold subject to financing. All information has been gathered from Lyon Co sources and is deemed to be reliable, but is not guaranteed. All statements day of auction take precedence over advertisements.



▲ TRACT 1 ▼



▲ TRACT 2 ▼



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