

80.23 ACRES OF FLINT HILLS GRASSLAND IN LYON CO.



AUCTION



7:00 PM • THURSDAY, FEBRUARY 8, 2018

Seller: 4 J's LLC (Ed & Norma Williams)

AUCTION LOCATION: HAMPTON INN CONFERENCE ROOM, 2900 EAGLECREST DR, EMPORIA, KS 66801



AUCTIONEER'S NOTE: *This is one of the cleanest pastures we have had the privilege of selling in Lyon County. If livestock is your passion, then you will be excited about this Flint Hills Grassland! This pasture is ready to work for you, with a good stand of grass, water, and good fence, it is ready for cattle. With low interest rates and record highs in the stock market, now might be the time to invest in land. Come see for yourself, quality is always a good investment!*

LOCATION: From the south side of Admire, KS at KS-99/Rd R and E. South St, go south on KS-99 for 3.5 miles to the northwest corner of said property on the east side of KS-99. OR From the north side of Emporia, KS at KS-99/Merchant St and I-35, go north / northeast on KS-99 for 14.7 miles to the southwest corner of said property on the east side of KS-99. Watch for signs.

BRIEF LEGAL: The West Half of the Southwest Quarter (W/2 SW/4) of Section Nine (9), Township Seventeen (17) South, Range Twelve (12) East of the Sixth Principal Meridian, Lyon County, Kansas, containing approx. 80.23 acres.

2017 TAXES: \$173.36 **MINERALS:** Sellers minerals sell with the property, there is no production.

DESCRIPTION: If you have been looking for a nice, clean pasture with good water and access, here it is. This Native Bluestem and mixed grass pasture is as clean a pasture as you will find. As you will see, this pasture has been managed correctly as to stocking rate, brush control and fencing. There is a nice stand of grass and the pasture is watered by 3 ponds. The fences are barb wire, steel posts and hedge corners and are in average to above average condition. Access is off of KS-99, which runs along the west side of the property and Rd 290 runs along the south side of the property and is an open no maintenance road.

Good access off paved road KS-99 with utilities close by makes this an attractive building site. There is electricity along the west side of the property and rural water is about a 1/4 mile away to the north. And if you enjoy wildlife and recreation, the 3 ponds have been stocked with fish and would offer plenty of options for upland game. These affordable sized tracks don't always come on the market, don't miss this opportunity!

REAL ESTATE TERMS: Earnest money at signing of the contract is \$10,000 made payable to Moon Abstract & Escrow. Closing is on or before March 8, 2018 at which time Kansas Warranty Deed will be given. The title commitment and the title company closing fees will be split 50/50 between the buyer and seller. The 2018 taxes will be paid by the buyer and all 2018 income will be retained by the buyer. Buyer will receive full possession at the time of closing, with no ag lease or hunting lease. The property is sold as is, in its present condition, with no warranties or guarantees. You the buyer must rely on your own judgement or have your own inspections done prior to the auction. All financing arrangements must be made prior to the auction. All information has been gathered from Lyon Co sources and is deemed reliable but is not guaranteed. All announcements made day of auction take precedence over advertisements.



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