

44.5 +/- ACRES BORDERING JOHN REDMOND RESERVOIR IN COFFEY CO



# AUCTION



6:00 PM • THURSDAY, MAY 9, 2024

*Seller: Chris and Diana L. Thomsen*

AUCTION LOCATION: THE NEW STRAWN COMMUNITY CENTER, 319 GETZ ST, NEW STRAWN, KS 66839



**AUCTIONEERS NOTE:** We are honored to represent the Thomsen Family in the sale of this unique, one of a kind property located in Coffey Co. This property borders John Redmond Reservoir on the north and east. Whether you are an outdoorsman looking for your next hunting property, an ag producer or have been looking for that place to escape the everyday hustle and bustle, this is a property you will want to check out! We look forward to seeing you at the auction!

**DIRECTIONS:** From Burlington, KS go west on 12th Rd for 6.0 mi to Fauna Rd, go north for 2.5 mi to 14th Lane, go east for 1.0 mi to Garner Rd, go north for 1.0 mi to the property on east side of the road.

**BRIEF LEGAL:** The S/2 of the Fractional NW/4 south of John Redmond Less ROW in Sec 2, Township 21, Range 14 E of the 6th PM in Coffey Co, Kansas containing approx. 44.5 acres

**2023 TAXES:** \$138.68 **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

**DESC:** Location, location, location! What a unique opportunity to own property that borders John Redmond Reservoir! This 44.5-acre tract is bordered by the wildlife area on the north and on the east with direct access to the lake. There is so much packed into this property with recreational and ag options. If you are an outdoorsman, take a look at the hunting possibilities, whitetail deer, turkey, waterfowl on the pond, and lots of other wildlife! There is great cover on the property to help hold and attract wildlife plus it borders up to the National Wildlife Refuge. Or if you have been looking for a place to spend the weekends, here is a place to set up your camper and spend the weekend exploring the property and enjoying everything the lake has to offer. Or look into the possibility of a potential building site to build your dream home! There are great views of the lake and electricity is a half mile to the south. For the ag producer, here is an affordable sized tract to run your cattle on. The pond is your main water source plus a springy draw. Fences are average to above average with newer fence on the north, south, and west with pipe corners. Properties like this only come on the market every so often, so don't miss this chance to purchase your own little piece of paradise!

**OPTIONAL ONLINE BIDDING:** This will be a live/simulcast auction with pre-bidding available via internet prior to sale time. Online registration deadline is Tuesday, 5/7/2024 at 4pm, a letter of credit or a guarantee from a credible financial institution is required. The auction will close at live auction with internet bidding available through HiBid, call for details and see additional terms online.

**TERMS:** Earnest money due day of the auction will be \$15,000.00 made payable to Coffey County Land Title. The balance will be due in full at closing which shall be on or before Tuesday, June 11, 2024, at which time buyer will receive appropriate Deed. Owners Insurance Title Policy and title company closing fees will be shared 50/50 between buyer and the seller. 2024 taxes will be prorated to the date of closing. The buyer will receive full possession at time of closing. Seller's mineral rights will transfer to the buyer. All inspections must be done prior to the auction. The property is sold in "as is" condition, with no warranties or guarantees. Buyers must rely on their own knowledge or have inspections completed prior to the auction. All financing arrangements need to be made prior to the auction. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection. Seller reserves the right to reject any and all bids at the time of auction. All information has been gathered from Coffey Co sources and is deemed reliable but is not guaranteed. Boundary lines on maps, photos and videos are approximate and not survey accurate. All announcements made day of the auction take precedence over any advertisements.



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