

MORRIS COUNTY

HOME
16 ACRES
on Three
Mile Creek

**OPEN
HOUSE
2-4 pm
SUNDAY
4/30/17**

AUCTION

10:00 AM • SATURDAY, MAY 13, 2017

Seller: Marty E. Thurston Supplemental Needs Trust

Auction Location on Site: 2344 Bb Ave., Burdick, Kansas

DIRECTIONS: At the intersection of Hwy 77 and Bb Rd (7 miles south of Herington, Kansas), the property is approximately 10 miles east on Bb Rd, located on the north side of the county road. The property is 4 miles east of Burdick, Kansas.

AUCTIONEER'S NOTE: *The home sits above the valley with great views and just a short walk to 3 Mile creek. This property needs some love and attention but whether it's a family home or a weekend getaway the rewards will be great with increased value, wildlife benefits and overall country living at its very best!*

Come to the OPEN HOUSE on April 30th from 2-4 pm or call for appointment.

BRIEF LEGAL: 16.7 acres in Sec. 16, Twp. 17 Rge 6E Morris Co, Ks.

TAXES: \$950.56

MINERALS: Sellers mineral rights pass to the buyer.

PROPERTY DESCRIPTION: How about a small slice of heaven??

This Flint Hills property is one of the smallest yet most diverse properties we have sold in the Flint Hills.

The home is a Victorian style 2 story wood frame built approximately 1915 with 1485 sq. ft. It is a 3 bedroom, 2 bath home with living, dining, kitchen, bath, utility and enclosed porch on the main floor, upstairs are 3 bedrooms and a full bath. The home has composition shingles, wood siding and central air and heat. It has a private well and septic. The kitchen

has oak
cabinets

& stainless steel sink. The flooring is linoleum and carpet. Some of the windows have been updated. There is a large yard with a castle top stone retaining wall which sets off the home above the driveway. The home will need some updating but the results on this beautiful acreage will be worth the effort.

Other improvements include a single car garage, chicken house, 50'x14' building used for storage and a shop. There are 2 older ag barns or sheds plus the charm of yesterday with 2 upright silos. The home sets below a timbered hill with 3 Mile creek flowing around the hill and through the woods in a S formation before it leaves the property. Access is great right off Bb Rd. What more can we say- as our video will attest to, the deer & wildlife love the property as much as you will. The land speaks for itself with a timbered hill, 3 Mile Creek and enough bottom land for a truck or your own personal family space.

TERMS: Earnest money deposit due day of auction will be \$5,000.00, payable to Morris County Title Company. The balance due on or before June 15, 2017 at which time warranty deed will be given. Buyers and Seller shall split equally the title insurance expense for the owner's policy and the closing costs of the title company. Taxes for 2017 will be prorated to time of closing. The property is offered in its current and present condition with no warranties, implied or expressed. All financing arrangements need to be made prior to the auction. Buyers need to rely on their own judgements and inspections. All information has been gathered from Morris County sources and is deemed reliable but not guaranteed.

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