## FLINT HILLS IN MORRIS COUNTY 51.3 Acres Recreation Wildlife

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7:00 PM • TUESDAY, NOVEMBER 29, 2016 Seller: Leon & Freddie Nelson

Auction Location: Community Building, 810 S. Broadway St., Herington, Kansas 67449

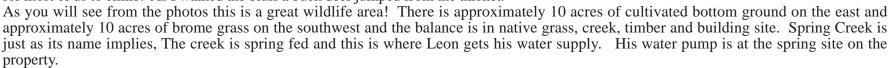
**BRIEF LEGAL:** A tract lying south of the centerline of the abandoned railroad all in Section 17, Township 17, Range 6 E., containing 51.3 acres more or less in Morris Co. Kansas.

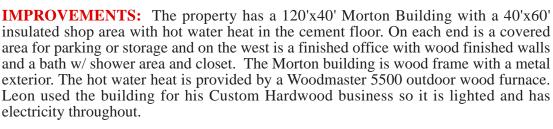
**TAXES:** \$2,129.44 **MINERALS:** Sellers minerals pass to the buyer. PROPERTY LOCATION/ADDRESS: 2459 BB Ave. Burdick, Ks.

**DIRECTIONS:** From the NE corner of Burdick, Ks Drive east 3 miles on BB Ave, (Burdick is approximately 7 miles south of Herington, Ks. On US Hwy 77 to 340th/BB Ave. and then east 6 miles)

**OPEN SHOWING:** Sunday Nov. 20th 1-4 pm.

**LAND:** This is a beautiful 51.3 Acre tract in the Flint Hills of Morris Co. This is a first for us in selling! In 35 years I have not sold this size tract that has approximately 1 mile road frontage with a mile of Spring Creek on the property and also has Six Mile creek on one end of the property. The high bluff on the southeast plummets to Spring creek in the valley with timbered slopes to steep for most of us to climb. As I walked the bluff a buck deer jumped from the thicket.





The other building is an approximately 24'x36' Morton barn originally for horses but it has 1/2 cement floor and has been used for storage. The buildings were built in 2005 and are in good condition.

**AUCTIONEER'S NOTE:** It only takes minutes to fall in love with this property. The high bluff, sparkling spring water, wildlife habitat all set in the middle of miles of Flint Hills in all directions. The improvements are such that they could be built into a combination home, cabin or weekend paradise. Or keep the shop and horse barn as they are and build a home across Spring Creek. What a location!

This is a one of a kind property. Local historians have said that this spring was a major water source in the 1930's. Our seller says it has never gone dry. Come to the **OPEN SHOWING on** Sunday Nov 20th 1-4 pm or call and make an appointment for showing.

**TERMS:** Earnest Money: \$20,000.00 evening of the auction made payable to Farmers and Drovers Bank as escrow agent. Balance of purchase price due on or before Dec. 28, 2016.



Title insurance shall be prepared by Morris Co Title and the expense shall be split equally between the buyer and the seller for the owners policy and also closing fees of the title company. 2016 taxes shall be paid by the seller. The property is being sold with a conservation easement which is only along the sides of the Spring and Six Mile Creeks. This will not affect the hunting or recreation on the property. Improvements can be made on the property away from the Creeks and easement boundaries. QUALIFIED BUYER(S) WILL RECEIVE IMMEDIATE POSSESSION FOR 2016 WHITETAIL SEASON. All financing arrangements need to be made prior to the auction. Property is sold as is in its present condition. It is up to the buyer to make their own inspections and rely on their own judgements.











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