CHASE COUNTY • FLINT HILLS Acres

2:00 PM • FRIDAY, AUGUST 26, 2016
Seller: Schwilling Family

AUCTION LOCATION: COMMUNITY BUILDING, SWOPE PARK, COTTONWOOD FALLS, KANSAS



PROPERTY LOCATION: At 8th Street and Hwy 177 at Cottonwood Falls (the last street on the south side of town) go west to Spring Creek Rd and continue on 6.5 miles to N Rd., Go south 1 mile to 160 Rd, then west 1 mile to M Rd, turn south for 1 mile to 150th Rd then west one mile to the second gate which is the northeast corner of the property. Watch for Signs.

LEGAL: The North 1/2 of Section 28, Township 20 South, Range 7 East of the 6th PM, Chase County, Kansas. Containing 317.02 acres more or less.

TAXES: \$336.59 **MINERALS:** Sellers minerals transfer to the buyer, there is no mineral lease or production.

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PROPERTY DESCRIPTION: Have you always enjoyed the vast beauty of the Flint Hills? Then this native grass pasture is for you! Approximately 10.5 miles southwest of Cottonwood Falls, Ks, this rolling Flint Hills pasture is set in the middle of 1,000's of acres of Big and Little bluestem grass. From the high vantage point atop the grass covered hills one can truly enjoy the views for miles in every direction. This pasture is fenced with average 4&5 barbwire with steel posts. The water is provided by 4 stock ponds and a springy draw. The rolling hills are dissected with timbered draws that provide winter protection for livestock and wildlife habitat, but leaves the open rolling country for excellent livestock grazing. The access is a county road even though the last approximately 100 yards is through the families' other property with no fence along the north side of the road.



TERMS: Earnest money day of auction is \$50,000.00 made payable to Lyon Co Title. Balance will be due at time of closing on or before September 22, 2016 at which time appropriate deeds will be given. Title expense for the owners policy of title insurance shall be split 50/50 between buyer and seller as well as any closing fees of the title company. The property is sold with an ag lease. The buyer shall receive the 2016 lease payment and be responsible for the 2016 taxes. The 2016 lease is all inclusive for cows until October 15, 2016 and an additional 45 days for 12 cows or pairs at which time the buyer shall receive full possession on or before December 1, 2016. The property is sold as is, in its present condition with respect to the ag lease. All financing arrangements need to be made prior to the auction. All information has been gathered from Chase County sources. Statements made afternoon of auction will take precedence over any printed materials.

AUCTIONEER'S NOTE: If you are going to invest in grass for your cattle business why not buy something with beautiful views and vistas along with the productive grassland? Have you always enjoyed the drive through the Flint Hills and wanted to be part of them, here is your opportunity. Don't miss this auction!

This pasture is just the right size for a pot load of cows or two loads of yearlings. Take a good look at this 1/2 section. This size tract seems to be very desirable and hard to find. This will be a good time to add to your livestock operation or diversifying your portfolio with an investment in real estate. We look forward to showing you this beautiful Flint Hills pasture!



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smartphone and go straight to our website to view the auction information and photos!