

1565+- ACRE FLINT HILLS CATTLE RANCH
FOR SALE SOUTH OF CASSODAY KANSAS

AUCTION

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Friday, December 1, 2017 • 11:00 A.M.

AUCTION LOCATION: El Dorado Civic Center

201 E. Central Ave., El Dorado, KS 67042

FLINTSTONE CATTLE COMPANY LLC, SELLER



PROPERTY DESCRIPTION: 1565+- acres of premium native Kansas Flint Hills cattle grazing pasture. This is one of the finest tracts of Bluestem pasture you will ever have the opportunity to purchase. All under one fence, this ranch has 4 large ponds and several spring fed wet weather draws. Also included is a rural water meter located at the entrance. Fences are mostly steel post and 5 strand barbed wire. The quality of pasture is consistently as good as any you will find.

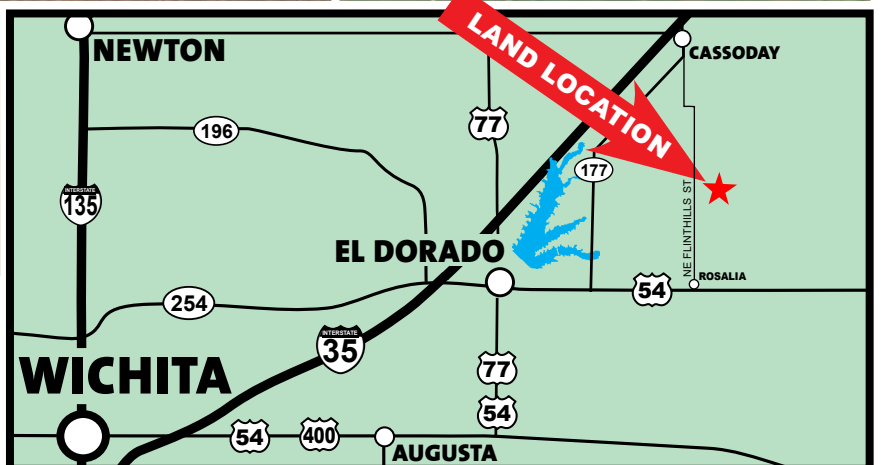
LEGAL DESCRIPTION: Government Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 19, 20, 21, 22, 23, 24, 25, 26, 27, & 28 in Section 6 AND Government Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 in Section 7, ALL in Township 25 South, Range 08 East of the 6th PM, Butler County, Kansas.

2016 REAL ESTATE TAXES: \$2489.20.

LAND LOCATION: From HWY 54 at Rosalia Kansas, 6 Miles North on NE Flinthills Rd to NE 50th St, East 1 Mile to the Ranch.



TERMS: Earnest money is \$250,000 down at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before December 29, 2017. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is not selling subject to financing or inspections. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.



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