

WILDLIFE HUNTING

AUCTION

6:00 PM • THURSDAY, NOVEMBER 30, 2017

Property of Viola R. Wilson Rev. Trust & Lawrence L. Wilson Rev. Trust

AUCTION LOCATION: HARTFORD COMMUNITY CENTER 117 COMMERCIAL ST. HARTFORD, KS

**Property Address:** 100 Rd X Hartford, Ks 66854

Brief Legal: The S/2 of the NW/4 less R/W all in Section 33, Township 21 South, Range 13 E Lyon Co., Ks containing 79.60 Acres more or less.

Taxes: \$662.56 **Minerals:** Sellers mineral rights transfer to the buyer.

Directions: From Hartford Ks, south on Z Rd 7 miles to Rd 30, then west 2 miles to Rd X and 1.3 miles south on Rd X to the west side of property.

Description: Here's an 80 with a CRP contract dated Oct 1, 2011 to Sept 30, 2021. There is a yearly payment of \$3,445.00 or \$48.50 an acre on 70.53 Acres. The Buyer will receive 100% share. Want some established grass for grazing or hunting? This tract has just that. The native grasses of bluestem have been established for years. Some Sericea Lespedeza is in the pasture which provides for wildlife cover. Wildlife not your thing? This property can be easily sprayed to control the Sericea. More interested in row crop? Here is a tract with the terraces and conservation practices in place. All these are options as well as a possibility for a CRP program renewal if available.



There is very little timber on the property, yet enough to provide cover for deer and wildlife, approx. 9.37 Acres and a small pond. Lyon Co. has the cropland at 70.22 Acres with a variety of upland soils. The property is partially fenced and would need new fence on the east & west ends. The property is being sold with a hunting lease in place through December 5, 2017.

Here's an affordable size acreage with 4 years income guaranteed. Real Estate has been a good investment. This may be an opportunity to diversify with the stock market reaching an all time high. It may be a good time to put some of the stock market profits into real estate.

Terms: Earnest money night of auction will be \$10,000.00 made payable to Moon Abstract and Title. Balance will be due at time of closing on or before December 28, 2017 at which time buyer will receive appropriate Kansas Warranty Deed. Seller will pay all the 2017 real estate taxes and retain 2017 income. The Buyer shall accept the transfer of the CRP contract. Title insurance and fees of the title company shall be shared 50/50 between the seller and the buyer. All financing arrangements must be made prior to the auction. Earnest money deposits are nonrefundable with seller providing maretable title. All statements made day of auction take precedence over printed materials. All information has been gathered from Lyon Co sources and is deemed reliable but is not guaranteed.

RICK GRIFFIN
Broker/Auctioneer
Cell: 620-343-0473

CHUCK MAGGARD
Sales/Auctioneer
Cell: 620-794-8824



Griffin
Real Estate



*& Auction
Service LC*

Office:
305 Broadway,
Cottonwood Falls, KS 66845
Phone: 620-273-6421
Fax: 620-273-6425
Toll Free: 1-866-273-6421
griffin123r@gmail.com

In office:
Nancy Griffin
Heidi Maggard



Scan this barcode with your smartphone and go straight to our website to view the auction information and photos!