

**GRASSLAND
IN
CHASE CO.**

**159.3
ACRES**

AUCTION

7:00 PM • THURSDAY, MARCH 8, 2018

Seller: Estate of J.B. Miser (Jesse E. and Laura L. Miser)

AUCTION LOCATION: COMMUNITY BUILDING AT SWOPE PARK, COTTONWOOD FALLS, KS 66845



AUCTIONEER'S NOTE: Here is an opportunity to own a piece of the Flint Hills, located west of Bazaar, KS. This area is well known for it's history of strong gains in the livestock industry. This size tract seems to be very desirable and hard to find. This could be a good time to add to your livestock operation or diversify your portfolio with an investment in real estate. We look forward to seeing you at the auction!

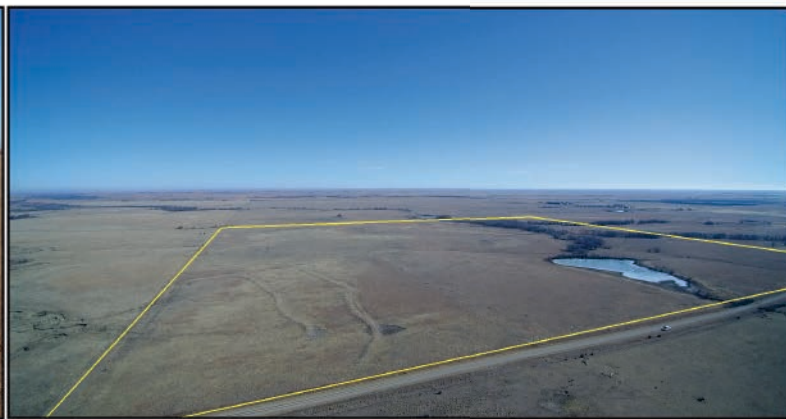
LOCATION: From the south side of Cottonwood Falls, KS, go south on KS-177 for 6.5 miles to Bazaar, KS. Turn west onto Rock Creek Rd. and continue west / southwest on Rock Creek Rd / 120 Rd for 6.9 miles to K Rd. and follow natural curve in the road and continue south for 1.0 miles to the northwest corner of said property on the east side of county road. Watch for signs.

BRIEF LEGAL: The Northwest Quarter (NW/4) of Section Sixteen (16), Township Twenty-One (21) South, Range Seven (7) East of the Sixth Principal Meridian, Chase County, Kansas, containing approx. 159.3 acres.

2017 TAXES: \$396.51 **MINERALS:** Sellers minerals sell with the property, there is no production.

DESCRIPTION: Here is a brush free quarter located in the heart of the Flint Hills, west of Bazaar, KS. This pasture has a good stand of Native and mixed grasses. There is a nice sized pond on the property that provides for a good water source. Below the pond is a timbered draw, which provides good cover for deer as they move through the big open grass country. For the upland game hunters, a couple nice coveys of quail have also been spotted in the pasture this last month. Fences are 4 & 5 wire steel and hedge corners and are in average condition, with a new fence to be built on the east prior to closing. Access is good with K Rd, a gravel county road on the west. At one time, part of the property had been farmed, but has since been put back to grass and has, over the years, established a Native Bluestem and mixed grass stand. Locals say it's been at least 50+ years since part of the acreage was last farmed. There is evidence of some sericea lespedeza on the property, however the pasture is easy to navigate which would make spraying and regular maintenance very manageable. Here is a quarter with great access and easy to navigate for ease of caring and looking after your livestock!

REAL ESTATE TERMS: Earnest money at signing of the contract is \$25,000 made payable to Lyon County Title. Balance is due at closing on or before April 8, 2018 at which time Kansas Warranty Deed will be given. Early possession will be considered to a qualified buyer to get prepared for the 2018 grazing season. Title insurance fees and closing fees of the title co are split 50/50 between the buyer and seller. The 2018 taxes will be paid by the buyer and all 2018 income will be retained by the buyer. Buyer will receive full possession at the time of closing, with no ag lease or hunting lease. The property is sold as is, in its present condition, with no warranties or guarantees. You the buyer must rely on your own judgement or have your own inspections done prior to the auction. All financing arrangements must be made prior to the auction. All information has been gathered from Chase Co sources and is deemed reliable but is not guaranteed. All announcements made day of auction take precedence over advertisements.



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