

CHASE COUNTY - 2695.23 ACRES

SPRING WATER

FLINT HILLS

AUCTION

2:00 PM • THURSDAY, MAY 17, 2018

Seller: Whiskey Charlie LLC

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



AUCTIONEER'S NOTE: Come spend the day with us as we show you this property. Most of us rarely have the opportunity to see this part of the Flint Hills. I have lived my whole life in this area, but I still remember the first time I saw the "Hancock" pastures and it will be as memorable for you I am sure.

BRIEF LEGAL: Sec 21, S ½ of Sec. 17 less NW ¼, SW ¼, Sec. 19, Sec. 20, S ½ of Sec 16, and S ½ S ½ of Sec 18 all in Township 20, Range 7 East, Chase Co. Ks. Taxes: \$4,281.24 Minerals: Sellers minerals transfer to the buyer, there is no production.

LOCATION: Take 8th Street and Hwy 177 (last street on south side of Cottonwood Falls, Ks) west continuing onto Spring Creek Rd and 170th , approximately 6.5 miles southwest to N Rd, then south 1 mile to 160th Rd, west 2 miles to where the county road ends at the property! Watch for signs.

DESCRIPTION: Just an average one lane gravel road-headed toward the sunset, until you come to the “Hancock” pastures (the local name) when it hits you- WOW I thought this amazing view was only in the mountains! From wind covered Flint Hills, one has views of Holmes Creek, & the Cottonwood River Valley for miles across the valley to Hwy 150 & beyond. Want more? You’ll have to come see for yourself!

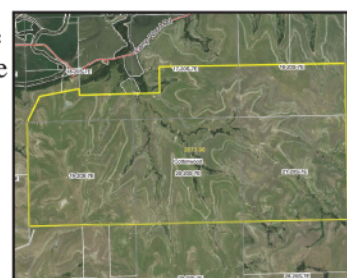
Through the nice metal gates and on the flat of the hill, sits a very usable pipe pen for receiving and load out of livestock. The fences on the property are above average with 5 wire barbwire, steel posts and steel corners. A good dependable fence in this much country is a definite must. Are you short of water on some properties this spring? The East pasture has two ponds and three spring tanks squelching the drought. As you look at our pictures you can see the tanks are full and running over, what a sight for sore eyes in this time of drought. The south pond is at a level you have to think it is spring fed. The overall view of the pasture is native bluestem and mixed grasses with outcroppings of limestone on the ridge and breaks. The only trees & brush are confined mostly to Holmes creek and the other draws flowing toward Holmes Creek, which ends up connecting into the Cottonwood River.

Do you enjoy wildlife? As we toured the property I lost count of the deer which darted from draw to draw and over the bluestem hills. Yes, and don't forget the turkey too!

The acres of each pasture are approximately 1575 Acres in the East Pasture and the West pasture is approximately 1120. Without leaving your truck, our seller has developed a pasture road which leads across the east pasture to another steel gate, which is the west pasture entrance. The west pasture also has Homes Creek through part of it with lots of flint & limestone showing as the Creek is dry this spring, excluding other than below one of the spring tanks.

The west pasture shows a good cover of bluestem and rolling hills which puts one again at the top of the world. The limestone definitely adds its own blend of character to this property and one has to admit the views are simply spectacular. The best usage for this property is grazing of livestock. If you are considering building a home there is wonderful limestone readily available.

TERMS: Earnest money due upon signing of the contract is \$400,000.00 made payable to Lyon County Title. The balance will be due on or before the 21st of June, 2018 as which time buyer will receive appropriate Kansas Warranty Deed. Title insurance will be prepared by Lyon Co title and the cost will be split between the buyer and seller and also the fee for closing will be split between the buyer and the seller. There are no leases on the property, the qualified buyer will receive immediate possession with proof of insurance for the 2018 grazing season. The buyer will receive any 2018 income and will be responsible for the 2018 real estate taxes. All financing arrangements need to be made prior to closing. Property will be auctioned as is and in the present condition. All inspections if any are the responsibility of the buyer. All information has been gathered from Chase County sources and is deemed reliable but not guaranteed. Announcements made day of the auction take precedence over advertisements.



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