

CHASE COUNTY



**TWO
PROPERTIES
TWO
OPPORTUNITIES**

**OPEN
HOUSES:
SUNDAY,
JUNE 10TH
2-4PM**

AUCTION

THURSDAY, JUNE 21, 2018

7:00 PM

Seller: Loy Kathleen Hunter Trust

000 SPRING CREEK RD. (NEW YORK HILL)



TRACT A: Home on 6 Acres In Beautiful Spring Creek Valley

LOCATION: 2 ¼ mile SW of Cottonwood Falls. From: 8th street and Hwy 177, west on 8th continuing on Spring Creek Rd for 2 ¼ miles to the property on the west side of the county road.

BRIEF LEGAL: A metes and bounds described tract in Sec. 31, Twp. 19, Rge 08 E. Chase Co. Ks.

TAXES: \$735.50

MINERALS: No Production, Sellers

DESCRIPTION: Unique turnkey home on 6 acres in the beautiful Flint Hills! New York Hill, as this property was once called, was a working quarry many years ago. Come see it now. It is a beautiful hill top with a wood frame metal exterior “Wick” building that houses a very comfortable living area on one side and an open garage area on the other side. The living area has 1 bedroom, living, kitchen and a 3/4 bath. The home has a private well and septic system. This property is protected from the west & north winds with the views to the south and southeast that are spectacular of the Spring Creek valley and the surrounding hills. Just think of it- Six acres on the top of the serene Flint Hills with a breathtaking 360 degree view- the possibilities are endless for time of reflection, relaxing, and making this home!

A photograph showing a landscape view from a hilltop. In the foreground, there is a rough stone wall and some green grass. Beyond the wall, a wide, green valley stretches out, bordered by a line of trees. The sky is blue with some light clouds. A large tree is visible on the right side of the frame.

AUCTIONEER NOTE: Both Tract A & Tract B offer very unique experiences either in the country or rural county seat town of Cottonwood Falls, Ks. Both in the heart of the Kansas Flint Hills! Come to the OPEN HOUSES- Sunday June 10th 2-4 pm. We look forward to seeing you.

TERMS: Earnest money due evening of auction for Tract A: is \$5,000.00 and for Tract B: \$5,000.00 Checks need to be made out to Lyon Co Title. Closing and possession will be on or before July 26, 2018 at which time buyers will receive appropriate Kansas warranty deeds. The cost of the title insurance and the closing fees of the title company will be shared equally by the buyer and the seller. The 2018 taxes will be prorated to time of closing. Inspections are the responsibility of the buyers. Property is sold as is and in current condition. Buyers need to have their financing arrangements in place prior to the auction. All information has been gathered from Chase County sources and is deemed reliable, but is not guaranteed. All announcements evening of auction take precedence over advertisements.

8:00 PM

Seller: McNee Farms

409 OAK ST, COTTONWOOD FALLS, KS 66845



TRACT B: 409 Oak St is a Morton 60'x56' Garage/with living area possibilities & 413 Oak St is a 2 bedroom home.

BRIEF LEGAL: Lot 3 S 35' of Lot 2 & vacated alley; Lot 4 and vacated alley; all in Sec. 29 Twp 19, R 08, Block 28 in the City of Cottonwood Falls, Chase Co. Ks.

TAXES: 409 Oak St- \$3,243.45 (has tax abatement through 2019)
and 413 Oak St.- \$382.28

DESCRIPTION: A modern Morton building. Built in 2014, the landscaping and modern style sets off the property before one even steps inside. The cement drive enters through an 18'x8' automatic door, or a front, patio area has a covered entry. Once inside, one realizes what a nicely constructed building it is. Yes, it was used for storing collector cars, but once inside you can see all the potential for other uses. There is a partitioned area that was used for an office, and there is a ½ bath. The building is fully insulated with metal exterior and finished interior metal walls. The flooring is sealed cement. The climate control is heat & air and also an exhaust fan in the cupola for ventilation. Make no mistake, this is a very well insulated and comfortable building which could easily be converted into a living space, hobby space, storage or potentially light commercial or any combination thereof.



Next to this building is 413 Oak St. A Two bedroom, 1 bath slab home with 660 sq. ft. It is heated by a wall furnace. The home is made up of wood siding and composition shingles. A great starter or additional guest house to compliment the Morton building.

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