

FLINT HILLS GRASS

AUCTION

**MARION/
CHASE CO.
LINE**

7:00 PM • WEDNESDAY, AUGUST 8, 2018

Property of James E. and Elaine M. Delk

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



LOCATION: At Ks 150 & 77 Hwy east of Marion, KS at the roundabout, continue east on KS-150 for 7.0 mi to Clover Rd OR from Elmdale, KS go south on US-50 for 1.0 mi to KS-150, turn west and continue for 10.0 mi to Clover Rd, turn north and continue 2.0 mi to 220th St, turn east and continue 0.5 mi to the northwest corner of said property on the south side of the road. Watch for signs.

BRIEF LEGAL: The Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Nineteen (19) South, Range Five (5) East of the Sixth Principal Meridian, Marion County, Kansas, containing approx. 161.99 acres.

2017 TAXES: \$381.46 **MINERALS:** Sellers minerals sell with the property, there is no production.

DESCRIPTION: This Native and mixed grass pasture is located 1.5 miles north of KS-150 on the Marion/Chase County line. There is a large draw running from the southwest corner of the property to the northeast corner. The draw could provide for good protection to winter cattle or for good wildlife cover. The current owners are leaving a hunting blind they used for whitetail hunting. It is watered by a pond and a windmill. Access is good via a minimum maintenance road that dead ends at the northwest corner of the pasture. Fences are in average to below average condition. There are some catch pens located in the northwest part of the pasture. At one time, part of the property on the north end had been farmed and had an old home site, but has since been put back to grass and has, over the years, established a Native Bluestem and mixed grass stand. The pasture is easy to navigate which makes it easy for caring and looking after your livestock! Come and take a look at this Flint Hills pasture and see how to make this work in your operation!

REAL ESTATE TERMS: Earnest money at signing of the contract is \$25,000 made payable to Security First Title. Balance is due at closing on or before September 7, 2018 at which time Kansas Warranty Deed will be given. Early possession will be considered to a qualified buyer. 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 seller and all 2018 income will be retained by the seller. 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 Marion Co. sources and is deemed reliable but is not guaranteed. All announcements made day of auction take precedence over advertisements.



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!