



**BLUESTEM
GRAZING
LIMESTONE
HILLS**

AUCTION

WILDLIFE DEER HABITAT

Seller: Family of the late T.G. & Peggy Stephenson

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



AUCTIONEER NOTE: *What an interesting property! The high country with great views, limestone breaks plunging to the timbered valley below, luring in the turkey and deer along Holmes Creek. Add in the Flint Hills bluestem grazing of livestock and one understands what it means to have the whole package. Come and join us for a day in the beautiful Flint Hills. We look forward to showing you this property and to seeing YOU at the auction!*

BRIEF LEGAL: NE/4; E/2NW/4 lying south of the county road and NW/4 of SW/4, W/2 of NW/4 lying south of county road, less a tract, all located in Sec. 17, Twp. 20, Rge 7 E. AND NE/4 south of county road and a metes and bounds tract all in Sec. 18, Twp. 20, Rge 7E all in Chase Co.Ks. Total acres 353.30 acres.

TAXES: \$525.26 **MINERALS:** Sellers mineral rights transfer to the buyer. There is no production.

LOCATION: Approximately 5.5 miles southwest of Elmdale, Ks on Highway 50 or from Florence, Ks approximately 12.5miles northeast on Highway 50 to Camp Wood Road, take Camp Wood road east approximately 1.3 miles to the northwest corner of the pasture on the south side of the road.

PROPERTY DESCRIPTION: What a diverse Flint Hills pasture! The high bluffs offer spectacular views of the Cottonwood River Valley and the surrounding hills. The limestone outcroppings on the breaks overlook the Holmes Creek and Timber below as it meanders its way to the Cottonwood River. Holmes Creek hasn't kept flowing this dry season, but it continues to be the gateway for the deer coming from the valley to the open high country of this scenic pasture and beyond. At the time of our video Holmes creek had pools of water in areas. Another source of water is from a stock pond on the north side of the pasture. The property is fenced with 4 & 5 wire barb wire, steel and hedge posts. Access to the property is from CampWood road which is a well maintained gravel county road. Access into the property is provided by two entrances one west and east of Holmes Creek.

TERMS: Earnest money day of the auction is \$50,000.00 made payable to Lyon Co Title Co. The balance will be due and payable at closing on or before December 12, 2018. Property is being sold, subject to an existing hunting lease that runs through time of closing. At that time full possession will be given to the buyer. The title insurance policy and the closing fees of the title company will be shared equally between the buyer and the seller. The 2018 taxes will be paid by the seller and the seller will retain the 2018 income. The grazing lease is in effect until November 1, 2018, but the cattle have been taken out. The property is being sold in its present condition with no warranties or guarantees. The property is not sold subject to financing. All statements day of auction take precedence over advertisements.



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