

437.90 ACRES - MORRIS COUNTY, KANSAS

ROLLING FLINT HILLS

NATIVE BLUESTEM

AUCTION

2:00 PM • WEDNESDAY, FEBRUARY 27, 2019

Seller: Gene W. Porter Revocable Trust

AUCTION LOCATION: MORRIS COUNTY 4-H CENTER, 612 US HWY 56, COUNCIL GROVE, KS



LOCATION: From Council Grove, KS, 4mi east on 56 Hwy to Rd 400 then 2mi north on Rd 400 to the SW corner of the property.

BRIEF LEGAL: The W/2, N/2 SE/4, SW/4 SE/4 LS RW all in Sec. 34, Twp. 15, Rge 09E and a 2.1 Acre metes and bounds tract in Sec. 3, Twp. 16, Rge 09E all in Morris Co. Ks. Containing approximately 437.9 Acres M/L.

TAXES: \$1149.84

MINERALS: Sellers minerals transfer to the buyer. There

GENERAL DESCRIPTION: Viewing this pasture lets you know the Flint Hills are alive and well. This rolling hills pasture has a cover of native bluestem and mixed grasses that has that beautiful bronze color as if a carpet were blanketing the hills. The only trees in the pasture are in the valley along the draws which is where you would expect them and where they can give livestock protection in the winter and provide wildlife habitat. With this wet fall and winter every draw has water in them, and the two nice stock ponds are full and have been kept up in good shape, also a spring in the east draw provides water approximately 90% of the time, this provides adequate water for the livestock.

The pasture is fenced with steel and hedge barb wire fencing that is average to above average condition. There are no improvements to keep up or pay taxes upon, this is a user-friendly pasture-ready for top gains in the cattle business. The access is with a good county road 400 and if one would want improvements the electric utility runs along the west side. From atop the bluestem hills one can see for miles across the Rock Creek Valley. This is a unique and beautiful area of the Scenic Flint Hills of Kansas.

For the sportsman, the timbered draw in the east side which finds its way to the Rock Creek valley is great wildlife habitat for deer & game birds yet keeps the integrity of the livestock grazing program.

TERMS: Earnest money at signing of the contract is \$50,000.00 made payable to Morris Co. Title. Full possession will be at time of closing on or before March 28, 2019 at which time appropriate Kansas Warranty Deed will be given. Fees of the title company and title insurance shall be shared equally by the buyer and the seller. The 2019 taxes will be the responsibility of the buyer. Early possession will be discussed with a qualified buyer for preparation of the 2019 grazing season. There is no ag lease on the property. All property inspections must be done prior to the auction.

AUCTIONEER NOTE: *In my opinion, the most cost-effective Flint Hills pastures are the top-quality ones with, good water, clean bluestem grasses, good fences & good access. This property has all the right qualifications! Come take a look and see what this opportunity can add to your livestock program and your investment portfolio! We look forward to seeing you at the auction.*



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