

# **AUCTION**

RUPP STEVEN 330 Road 5A, Grenola, KS 67346 - Elk County

Saturday June 1st, 2019 @ 10:00am - Held On-Site

WATERSHED LAKE - STOCKED POND - FISHING - PASTURE LAND **DEER - QUAIL - TURKEY - WATERFOWL - TIMBER** FLINT HILLS - SCENIC VIEWS



This is a premier hunting and recreational property located just outside of Grenola, Kansas and is located in Elk County. The land contains 157.7 taxable acres and provides a diverse range of entertainment for the avid outdoors person. There is a large watershed lake, heavy timber, pasture, and small living quarters. There are incredible hunting opportunities that included eer, turkey, quail and waterfowl. Having your own lake will provide you and your guests with endless fishing stories and memories for a lifetime. Don't miss this buying opportunity for a parcel of land that provides so many different outdoor activities.

Total Acres: 157.7 +/- acres

2018 Taxes: \$700.06

**Legal Description:** The Southwest 1/4, less right-of-way, of Section 20, Township 31, Range 9 East, Elk

County, Kansas

### **Mobile Home Details:**

Total SF: 1.216 +/- SF Basement: None Bedrooms: 3 Baths: 2

Year Built: 1997

#### **Utilities:**

- Electric
- **Rural Water**
- Propane Rented HVAC Central Heat and Air

#### Other Features:

Tool Shed: 8 X 18

Shade Shelter: 2 - 18 x 21

**Boat Ramp** 





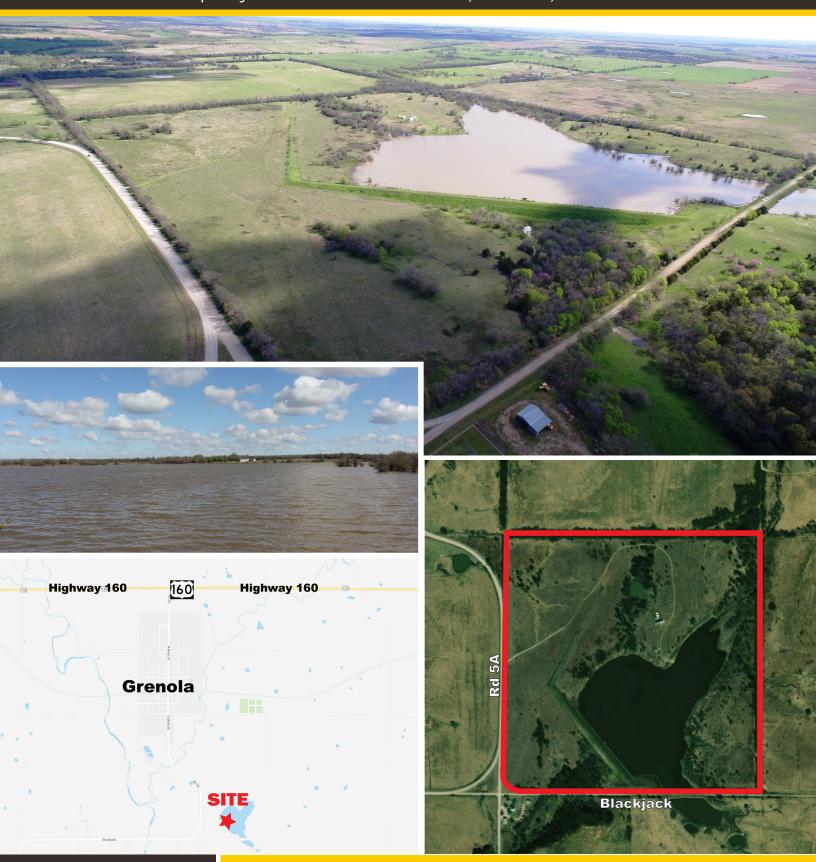
Where is as is sale with 10% down as earnest money the day of the sale. Sale is subject to seller confirmation with closing within 30 days. There is a 10% buyers premium that will be added to the final bid price. Broker will offer to a participating broker 3% of Broker's 10% at closing provided their client is the successful bidder. All information contained in this flyer was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own due diligence of the property and records. All announcements at the Auction take precedence over any printed or advertised material. The property will be sold subject to any applicable Federal, State, and/or Local Government regulations. All acreages, measurements, and other details described in this flyer are approximate and may not be to scale. The property is selling in a "Where Is, As Is" condition without any warranties of any kind.



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