



RUPP|STEVEN

AUCTION

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**



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

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 include deer, 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.



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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