

## 37.6 ACRES IN THE FLINT HILLS W/ HOME IN MORRIS CO.

**OPEN HOUSE**  
Sunday, 10/18  
from 2-4pm

# CROPLAND & WILDLIFE

# AUCTION

**10:00 AM • SATURDAY, NOVEMBER 7, 2020**  
**REAL ESTATE WILL SELL AT NOON**

*Seller: Property of James D. Vanhooose*

**ADDRESS: 841 FOUR MILE RD, COUNCIL GROVE, KS 66846**



**AUCTIONEER'S NOTE:** *If you have been looking for that place to escape to, to get away from the hustle and bustle of the city, then this is a property you will want to check out! This property has it all, a beautiful home, outbuilding, great location, a pond, grass, good cropland and wildlife. With less than a half mile of gravel, properties like this are hard to find in the Flint Hills! There will also be a nice loader tractor, pickup, tools and household items at this auction. As you will see, this is an exceptionally clean auction, we look forward to seeing you there!*

**DIRECTIONS:** From Council Grove, KS, go south on KS-177 for 3.0 miles to Four Mile Rd, turn east and continue for 0.4 miles to the driveway on the south side of the road. Watch for signs.

**BRIEF LEGAL:** The West Half of the West Half of the Northwest Quarter (W/2 W/2 NW/4) less ROW in Sec 2, Twp 17S, Rge 18E of the 6th P.M., Morris County, Kansas containing approx. 37.6 acres.

**TAXES:** \$3,482.82    **MINERALS:** Sellers minerals transfer to the buyer, there is no production.

**DESC:** You will appreciate how diverse this property is! The county shows a total of 37.6 acres which is made up of 23.8 dryland acres (63% class 1 soils), 9.5 tame grass acres, 3.3 native grass acres and 1 acre for the homesite. This property offers a lot of privacy as the home is situated back off the road. The cropland sits to the south and is lined with timber creating a good habitat for the deer and turkey coming out of Fourmile Creek. Fourmile Creek just cuts across the southeast corner of the property. There are beautiful mature oak trees throughout and a stocked pond, what else could you want?

**IMPROVEMENTS:** You will fall in love with the 2-story home with a wrap around porch and walk out basement. The home was originally built in 1884, but was moved onto the property with a full walk out basement in 2013. You'll see at that time many updates were done, including updated windows and CH/CA. The kitchen opens up to a family room with a fireplace creating a great open concept. There is 2,130 sq. ft. of living space with 3 bedrooms and 4 full baths, including a primary bedroom with private bath and closet. There is rural water and a well, 2 CH/CA units, a stone fireplace, and a wood burning stove in the basement. The walk out basement is finished with tall ceilings, a living area, a bar area, and a full bath. There is also a 40x61 Farm Utility Building with a 15-ft lean to with electricity and a half bath. This property has everything you could want, plus it has been very well taken care of, you have to see it to appreciate it!

**TERMS:** Earnest money at signing of the contract will be \$10,000.00 made payable to Morris County Title Co. Full possession upon closing on or before Tuesday, December 8, 2020. Owners Title Insurance Policy and title company closing fee will be shared equally, 50/50 between the seller and buyer. Buyer will receive full possession at time of closing. The 2020 taxes will be prorated to the date of closing. It is the responsibility of the buyer to rely on their own judgements or have your own inspections done. Property is sold in present condition with no warranties or guarantees. All financing arrangements need to be made prior to the auction. All information has been gathered from Chase Co sources and is deemed reliable but is not guaranteed. All announcements made day of the auction take precedence over any advertisements.

## PERSONAL PROPERTY

**TRUCK, TRACTOR & IMPLEMENTS:** 1997 Ford F250, ext cab, 7.3L Powerstroke dsl, 4x4, auto, PW/PL, shows 194,708mi; 1974 John Deere 2030 w/ JD 145 loader w/ 5-ft bucket, 3-pt, dsl, 1 remote, good rubber [#187673T]; King Kutter 72" Box Blade w/ 6 Shanks; King Kutter 6-ft Rear Blade; Tandem Axle Trailer 12' x 5' (was a boat trailer); Lilliston 8-ft Pull Type Rotary Mower;

**TOOLS & SHOP:** Forest King 22-ton Log Splitter, 6.5-hp; Troy-Built Power Washer, 2700psi, 2.3gpm, B&S 7.75-hp; Troy-Built Super Bronco Rear Tine Tiller, B&S 6-hp; Husqvarna 900DRT 17" Rear Tine Tiller, B&S 9-hp; Coleman Vertex 5500 Vertical Generator, 11-hp; Priefert Round Pen, 12-ft panels w/ overhead gate x12; 10-ft Cattle Gates x3; Honda EU2000 Inverter Generator; Stihl MS390 Chainsaw w/ Case; Craftsman Air Compressor, 150psi, 17-gal; Knaack Watchmen II Job Box; Craftsman 10" Drill Press; INTEx 400 Explorer Pro Ratchet; Collapsible Saw Horses; Fence Stretcher; Craftsman Electric Leaf Blower; NAPA Creeper; Back Pack Pump Sprayer; Appliance Dolly; Romex Roll, 12/2 Indoor; Ryobi Belt Sander; Louisville 20-ft Fiberglass ext Ladder; Lawn Cart; Martin House; 6-ft and 8-ft Fiberglass step-ladders; 36" Box Fan; Misc Nuts & Bolts; Bottle Jacks; Misc Gas Cans; Waterloo Mechanist 8-drawer tool chest; Skilsaw 10" Table Saw; Ryobi Bench Grinder; Wood Platform Truck; Log Chain; Regal 4 1/2" Angle Grinder; DeWalt 18V Sawzaw & Flashlight; Retractable Work Light; Rigid 18" Aluminum Pipe Wrench; Vise-grip C-Clamps; B&D Laser Level; Rigid 205 Tubing Cutter; 14-pc Wrench Set; 7-pc FlexGear Flex Head Ratcheting Combo Set; GP Air Cut Off Tool; Snap-on 1/4" socket wrench set; DeWalt 1/2" Impact Wrench; Misc Hand Tools; 22-pc GP 1/2" Impact Deep Socket Set; Blue Point 12" Crescent Wrench; Husky Driver Set; Irwin Quick Clamp; Ratchet Load Binders x2; Wilton 6" Vise; Lever Chain Hoist; FIMCO 25-gal Sprayer; Misc Lumber; Craftsman Shop Vac; Schauer Batter Charger; Fuel Transfer Tank w/ Pump; Feeders; 100-gal Poly Tanks x2; Agri-Fab Pull Type Lawn Seeder; Cut Firewood; 2'x10' Propane Tank; more misc; Railroad Ties; Bricks;

**ANTIQUES & HOUSEHOLD:** Dark Brown Leather Couch, Loveseat, Chair & Ottoman; Admiral Refrigerator, 18.5 cu ft; Brinkman Smoke-N-Pit Smoker; Bushnell 10x42 Binoculars; Toshiba Projection TV; Bedroom Set; Floor Lamp; Oak Swivel Bar Chairs x4; Western Leather Couch, Chairs x2, Ottoman; Wester Rug & Décor; Barnwood Chest/Coffee Table, End Table, Wall Mirror; La-Z-Boy Recliner x2; Mounted Bull Horns; Kitchen Table w/ Chairs; Camel Back Trunk; Brown Leather Couch & Loveseat; Cream Cans x2; Antique Lantern; Antique Metal Wheels; Wood Bench; Misc Fishing Tackle & Poles; Twin Headboard & Mattress, newer x2; Folding Table & Chairs; Full Sized Bed; Emerson TV w/ DVD/VHS; other misc

**TERMS:** Cash, approved check, or credit card with 4% processing fee on all credit card transactions. All statements made day of auction take precedence over advertisements. Owners and auction company not responsible for accidents or theft. Nothing removed until settlement has been made. Concessions will be available. Practice social distancing, wear a mask when needed and stay home if you are not feeling well.

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