

# 1,991 ACRES FLINT HILLS GRASSLAND



# Auction

7:00 PM • THURSDAY, MAY 19, 2011

**SELLERS: HERSCHMAN FAMILY (AKA: The OK Ranch)**

**Auction Location: Community Building (Swope Park) Cottonwood Falls, Kansas**

(From Hwy. 177, turn east at Casey's Store. Swope Park is 1/2 block east.)

**AUCTIONEER'S NOTE:** *The OK Ranch is steeped in history and tradition. 3 generations of family ownership has its roots in the Arnold Berns family. Change is timeless and the only thing that is constant. Now is the opportunity to begin your chapter of ownership. The opportunity may not present itself for another 3 generations!*

*This sizable bluestem pasture is the perfect fit for today's beef producer. Run 1000 yearlings for 90 days or 280 cows for 180 days or 200 cows year round! We are privileged to offer this grazing unit! All under one fence, easy access, no improvements to maintain or pay taxes upon. This could really make for a very efficient grazing program.*

*With record low interest rates, & record high beef prices, take a look at this opportunity. We look forward to showing you this property and having you attend the auction!*



**PROPERTY LOCATION:** From intersection of Hwy 77 and Hwy 50 at Florence, Ks. Continue approximately 1 mile northeast on Hwy 50 to Yarrow Rd, North 4 miles on Yarrow to Rd 160th. The intersection of Yarrow and 160th is the northwest corner of the property. OR From Hwy 77 and Hwy 150 intersection northeast of Marion, Ks East 3 miles on 150 to Yarrow Rd then 4 miles south to Yarrow and 160th. Watch for signage.

**LEGAL:** All of Sec 21, 28 excepting the SE/4 of the SE/4, and the N/2 and SE/4 of Sec 20, and E/2 of Sec 29 excepting the SW/4 of the SE/4: all in Twp. 20 S, East of the 6th PM Rge 5 Marion Co Ks.

**TAXES:** \$3,789.12 (based on 2010)

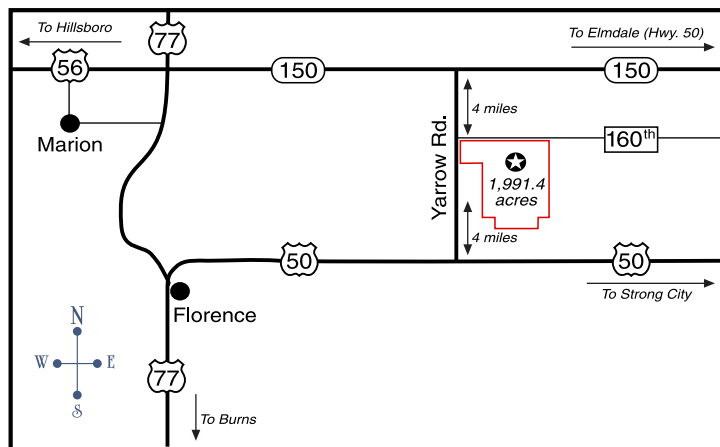
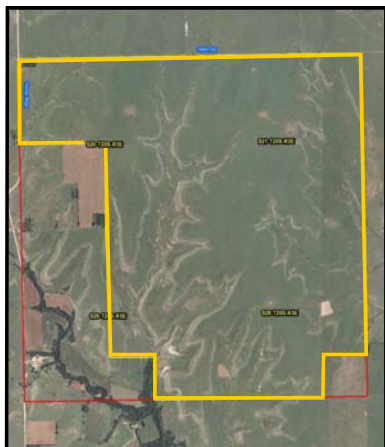
**MINERALS:** Sellers mineral rights transfer to the buyer, no production is on the property.

**ROAD ACCESS:** Yarrow Rd is graveled along 1/4 of the west side of the property. 160th Rd is a county dirt road along the entire north side. There is open grass lane on part of the east side of property.

**GENERAL DESCRIPTION:** Rolling Flint Hills of Native Bluestem and mixed grasses. There is average to good 4-5 barb wire fence with mostly steel posts. The bluestem is the traditional bronze and burgundy colors this winter, which tells one of its quality and purity. The old homestead quarter in the northwest corner appears to be where there was previously cultivated land, the balance is all native bluestem and mixed grasses. Flowing from north to south a spring fed draw navigates through the middle of the pasture. The current leasee has had the lease for the past 24 years and he states that the spring has flowed every year but one out of those years. There are 3 ponds on the south side and 3 windmills on the north side to top off the watering of this Tall grass pasture. All acreage is under one fence- forget patching or fixing cross fences. This is truly a beautiful part of the Flint Hills.

**TERMS:** Earnest money deposit day of auction is \$200,000.00 Title insurance and title company closing fees shall be split between the buyer and the seller. Property leased for 2011. Lease and 2011 income will transfer with deed to new owner. Buyer will be responsible for 2011 taxes. Windmills and real estate are sold as is with no warranties or guarantees. Property will close on or before June 16, 2011. Statements made evening of auction supersedes any advertisements. All financing arrangements must be made prior to the auction. All information is gathered from Marion County sources and is considered reliable but is not guaranteed.

**INSPECTION:** Anytime by calling for appointment with Griffin Real Estate & Auction Service LC.



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Auctioneer  
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