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76.84 +/- ACRES OF CROPLAND, PASTURE, REC IN CHASE CO

CHASE CO

AUCTION

76.84 ac FLINT HILLS

6:00 PM • THURSDAY, FEBRUARY 23, 2023

Seller: Larry & Thelma Blosser

AUCTION LOCATION: Chase Co Community Building at Swope Park, 1715 210th Rd, Cottonwood Falls, KS 66845

FSA Farm Data (DCP Cropland Acres: 42.36)

CROP	BASE AC	PLC YIELD
Wheat	25.80	23
Grain Sorghum	14.49	42
TOTAL	40.29	
CRP Cropland	2.07	

AUCTIONEERS NOTE: *It is a privilege to represent the Blosser Family in the sale of this diverse property located in the Flint Hills. This property has it all with cropland, pasture, hay, and recreation! If you are familiar with the artesian well, it is located in the road right of way on the southeast corner of this property. Tracts this size, with this kind of diversity are difficult to find in Chase Co. We look forward to seeing you at the auction!*

DIRECTIONS: From Clements, KS at US HWY-50, go south on G Rd for approx 6.4 mi to 100 Rd, turn west and continue for 2.0 mi to the northeast corner of the property at the intersection of 100 Rd & E Rd. Watch for signs.

BRIEF LEGAL: The E/2 of NE/4 less ROW in Sec 21, Twp 21S, Rge 06E of the 6th P.M. in Chase Co, Kansas containing approx. 76.84 acres.

2022 TAXES: $612.51 **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

DESC: This mixed tract has been in the Blosser Family since the 1950's and is located in Southwestern Chase Co. It offers a ton of diversity, with recreational and hunting opportunities and income potential. Hunters, take a look, we saw a lot of wildlife while on the property and Chase Co is known for producing large Whitetail bucks. There is great cover with a wooded draw running through the property, multiple food sources close by and Coon Creek just south of the property. The county shows 76.84 total acres, with 38.44 dryland ac and 38.4 grass ac. Approximately 18.25 ac of the dryland acres are being farmed with the balance in hay and CRP. The grass acres consist of pasture and timber on the north. Fence is average to below average with t-posts and hedge and there is a small pond and a wet weather draw that provide water in a normal year. You will appreciate the character of this property, with remnants of an old homestead and well, plus the artesian well is located in the southeast corner. Locals have enjoyed the artesian well for years and you will be amazed at the crystal-clear water! Don't miss this opportunity to buy a smaller tract in the Flint Hills that gives you the benefits of a much larger tract.

Artesian Well

TERMS: Earnest money due day of the auction will be $15,000.00 made payable to Lyon Co Title. The balance will be due in full at closing which shall be on or before Tuesday, March 28, 2023, at which time buyer will receive appropriate Deed. Title insurance and title company closing fees will be shared 50/50 between buyer and the seller. Seller will retain the 2022 income and will be responsible for the 2022 and all prior years taxes. The buyer will receive full possession at time of closing. Seller's mineral rights will transfer to the buyer. All inspections must be done prior to the auction. The property is sold in "as is" condition, with no warranties or guarantees. Buyers must rely on their own knowledge or have inspections completed prior to the auction. All financing arrangements need to be made prior to the auction. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection. All information has been gathered from Chase Co sources and is deemed reliable but is not guaranteed. Boundary lines on maps, photos and videos are approximate and not survey accurate. All announcements made day of the auction take precedence over any advertisements.

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