

160.97 +/- ACRES OF FLINT HILLS NATIVE GRASS IN CHASE CO.

FLINT HILLS PASTURE

DIAMOND CREEK VALLEY

AUCTION

6:30 PM • TUESDAY, SEPTEMBER 22, 2020

Sellers: The Davis Family (Charlotte Davis, Helen Winter, and Cody Winter)

AUCTION LOCATION (AT THE PASTURE): DIAMOND CREEK RD, ELMDALE, KS 66850



AUCTIONEER'S NOTE: *If you have been looking for that Flint Hills pasture that checks all the boxes, this is it. This would be a great addition to your cattle operation. Being located in the Flint Hills, this area is known for its great cattle gains. And if you enjoy being in the Flint Hills, this pasture will catch your eye. With good elevation changes, rolling hills and great views, you will enjoy being on this property. With all time low interest rates, now is a great time to invest in land. Give us a call to schedule a tour of this property. We look forward to seeing you at the auction!*

DIRECTIONS: From Strong City, KS, go west on US-50 for 4.5 miles to 225 Rd, turn right onto 225 Rd and continue west for 0.7 miles to Diamond Creek Rd, turn right/north and continue north/northwesterly for 3.3 miles to L Rd, at the intersection, continue straight/north for approx. 0.6 mi to the pasture gate on the east side of the county road. Watch for signs.

BRIEF LEGAL: The Northwest Quarter (NW/4) of Section 34, Township 18 South, Range 7 East of the 6th P.M., Chase County, Kansas containing approx. 160.97 acres.

2019 TAXES: \$600.56 **MINERALS:** Sellers minerals transfer to the buyer, there is no production.

DESC: Here is a nice quarter of Chase County Flint Hills grass located in the popular Diamond Creek Valley. There are approx. 160.97 ac of native Bluestem and mixed grasses. Cattlemen, take advantage of this opportunity to invest in land that will produce great gains with your cattle. This pasture sits on a divide and offers great elevation changes. With amazing views in every direction, you will see why this area is so popular and offers people a place to escape from the hustle and bustle of everyday life. The pasture is watered by one pond and a small tributary creek in the southeast corner of the property that eventually feeds into Gannon Creek. Fences are mainly t-post with 4 & 5 wire and are in average condition. Buyer will receive full possession of the property at closing and will receive the 2020 pasture income.

TERMS: Earnest money at signing of the contract will be \$25,000.00 made payable to Lyon County Title. Full possession upon closing on or before Tuesday, October 22, 2020. Owner's title insurance policy and title company closing fee will be shared equally, 50/50 between the seller and buyer. There is an ag lease on the property through October 15, the sellers rent income for 2020 will go to the buyer and the 2020 taxes will be the responsibility of the buyer. It is the responsibility of the buyer to rely on their own judgments or have your own inspections done. Property is sold in its 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.



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