

10.6 ACRES IN THE FLINT HILLS W/ HOME AND DIAMOND CREEK IN CHASE CO.

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

DIAMOND CREEK & RANCH-STYLE HOME

AUCTION

10:00 AM • SATURDAY, OCTOBER 24, 2020

Sellers: Property of Dennis & Linda Koch

ADDRESS: 1166 225TH RD, ELMDALE, KS 66850



AUCTIONEER'S NOTE: Every now and then, a smaller sized tract in the Flint Hills comes up on the open market. But very rarely does one come up that also has 1/3 miles of Diamond Creek, a stacked stone wall and a beautiful ranch style home! We have the privilege to offer you that today! The Kochs have decided to move to town and are offering their home along with some personal property items that they will not be able to take with them. Come to the open house or schedule a private showing, you won't be disappointed. We look forward to seeing you at the auction!

REAL ESTATE WILL SELL AT NOON: 1166 225TH RD, ELMDALE, KS 66850

DIRECTIONS: From Strong City, KS, go west on US-50 for 6.2 miles to LP Rd, turn right onto LP Rd and continue north for 1.4 miles to 225th Rd, turn right and continue for 0.3 miles to the driveway on the north side of the road. Watch for signs.

OPEN HOUSE: Sunday, 10/04/2020 from 2:00 – 4:00pm or any time by appointment

BRIEF LEGAL: A tract lying south and west of the center of Diamond Creek in the E/2 of the NE/4 of Sec 15, Twp 19S, Rge 7E of the 6th P.M., Chase County, Kansas containing approx. 10.6 acres.

TAXES: \$2,507.42 **MINERALS:** Sellers minerals transfer to the buyer, there is no production.

DESC: This property sits on 10.6 ac in Diamond Creek Valley at the end of a dead-end road. You will appreciate its secluded feeling as it neighbors a pasture to the west and Diamond Creek is the boundary on the north and east. As you pull up to the property, you are instantly reminded of the beauty of the Flint Hills as you are greeted by a stacked limestone fence (built by their son Luke Koch). Most of the property is made up of thick timber with mature oak trees and creek, allowing you to enjoy hiking and watching all of the wildlife. Or one would have a great setup to hunt for whitetail or turkeys plus take advantage of all the recreational opportunities that come with Diamond Creek. And if that's not enough, relax listening to the peaceful sound of the waterfall flowing into the koi pond or watch the koi fish swim around, it creates a peaceful and tranquil setting.

IMPROVEMENTS: The ranch-style home was built in 1973 and offers 1,586 sq. ft. plus a full unfinished basement with a safe room. There are 3 bedrooms with 2 full baths including a primary bedroom with a private bath and closet. The windows and siding have been updated, there is a newer CH/CA, a vaulted ceiling in the kitchen area with a limestone fireplace, and an attached garage. In the back next to the koi pond is an all-season room to enjoy year around. Outbuildings include a 30x40 workshop with a concrete floor, a small shed, and a couple of nesting coops, for a perfect opportunity to have some chickens or quail. With everything this property has to offer, you would never need to leave home. Come and check out this once in a lifetime opportunity!

TERMS: Earnest money at signing of the contract will be \$10,000.00 made payable to Lyon County Title. Full possession upon closing on or before Tuesday, November 24, 2020. Owners Title Insurance Policy and title company closing fee will be shared equally, 50/50 between the seller and buyer. There are no ag leases on the property. 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

MOWER, TOOLS & SHOP: Husqvarna YT42XLS Riding Mower, Hydro Stat, Kawasaki 23-hp, approx 300hrs; UST 5500W Generator; DeWalt 18V Tool Set (Sawzaw, Circular Saw, Flashlight, Drill); Hog Panels; Large Poly Stock Tank; Dog House Igloos; Mineral Tubs; Chain Link Dog Kennels x3; Wheel Barrow; Ext Cords; Aluminum Trailer Ramps; Misc Tools (drivers, plyers, wrenches, saws, etc); Battery Charger; Socket Set; DeWalt Jig Saw; B&D Circular Saw; Angle Grinder; Large Pipe Wrench; Misc Nuts & Bolts; Ext Ladder; Roll of Wire; Roll of Woven Wire; Craftsman 16-gal Shop Vac; Fishing Boat Seats; Minnow Buckets; Fishing Poles; 325-gal Poly Tank; Tomato Cages;

GUNS: Luigi Franchi 48 AL 20-ga Semi Auto “Black Magic” N.K.C-MO [#L15741]; Remington MAGNUM Wingmaster Model 870 12-ga Semi Auto, 2 ¾” w/ extra 3” Barrel [#V486410M]; Savage Semi Auto 22 Rifle w/ BSA R3-7x20 Scope [#0496155]; Taxidermy Quail & Pheasants; Soft Gun Cases;

HOUSEHOLD & APPLIANCES: Chest Deep Freeze; Crosley 14.8 cu ft Refrigerator; 8-drawer Dresser w/ Matching Bed & Headboard; Padded Bench/Storage; Twin Beds w/ Headboards; Chimenea; Firewood Cart; Pet Carriers; Golf Clubs; Desk; 2-drawer File Cabinets; Credenza; Canning Jars; Deluxe Model SWA-2000 Dressmaker Sewing Machine; Luggage; Mirror; Body By Jake AB & Back Plus; Wesio Pursuit 622 Recumbent Bike; Other Misc Items

ANTIQUES & COLLECTIBLES: Miniature Horse/Pony Cart; Vintage Toys (IH Tractor, Tonka Semi & Dozer, Fisher Price (Kitchen, Barn, Sesame Street), Power Tow 338 Truck, Lincoln Logs, Tinkertoys); Horse Shoe Halltree; Horse Collar Mirror; Antique Dresser; Light Up Globe; Misc Old Board Games; Galvanized Trash Cans; Misc Horse Tack; Wash Tub; Galvanized Buckets; Wire Basket;

POULTRY/QUAIL ITEMS: Deluxe Incubator; Auto Egg Turner; Still Air Incubator; Bird Cages (used for raising Quail); Quail Incubator; Misc Chicken Waterers and Feeders; Live Chicks Boxes; Heat Lamps;

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.

CHUCK MAGGARD
Sales/Auctioneer
Cell: 620-794-8824

RICK GRIFFIN
Associate Broker / Auctioneer
Cell: 620-343-0473

Griffin
Real Estate



& Auction

Office:
305 Broadway,
Cottonwood Falls, KS 66845
Phone: 620-273-6421
Fax: 620-273-6425
Toll Free: 1-866-273-6421
griffinrealestateauction@gmail.com

