

# 947 +/- AC OF FLINT HILLS GRASS IN CHASE CO.



# AUCTION



**10:00 AM • FRIDAY, MARCH 5, 2021**

*Sellers: Family of Virginia L. Griffiths, Florence Luella Smith & Minnie R. Westbrook*

**AUCTION LOCATION: CHASE COUNTY COMMUNITY BUILDING IN SWOPE PARK, COTTONWOOD FALLS, KS 66845**



**AUCTIONEER'S NOTE:** *The best of the Flint Hills can be the easiest to maintain. In the Big Country where there are few homesteads, this area each side (east and west) of the turnpike gets a controlled burn about every year with all the landowners working together. If you have loved the Flint Hills here are two great tracts with acreages to fit various budgets!*

**DIRECTIONS:** Tract #1, from Matfield Green, KS, go 4.7 mi east/southeast on Little Cedar Creek Rd to the intersection of 50th, continuing east on 50th Rd to the SW corner of Tract #1 on the north side of County Road. Tract #2, from Matfield Green, with a 4x4 pickup, go 1 mile east on Little Cedar Creek Rd then continuing straight east on a low maintenance 60th Rd, turning into a county right of way grass lane which ends up at the northwest corner of Tract #2. There is access between the two tracts, via access through an easement using an overpass across the turnpike.

**TAXES:** \$3,512.84 (the County has the tracts taxed as one unit) **MINERALS:** Sellers minerals transfer to the buyer, there is no production.

**TRACT #1:** 708.13 acres more or less

**BRIEF LEGAL:** All of Section 12 and the North Half of Section 11 lying east of the KTP less ROW in Township 22 South, Range 08 East of the 6th P.M., all in Chase Co, KS containing approx. 708.13 acres.

**DESC:** What can one say about the rolling bronze colored Flint Hills in the winter. Well for starters, the reason for the beautiful bronze color is the grass is top Native Bluestem! Watered by two ponds and a springy draw and fenced with average 5 & 4 barbed wire and steel, this pasture is made for easy care taking with very little brush or trees. This pasture takes in the divide on the north and slopes southerly to the south/southwest. The old timers will tell you, if you can get a pasture on the divide, that's the one you want! There are no improvements to add to your tax bill, just one of the cleanest Native Bluestem and mixed grass pastures in the heart of the Flint Hills you could ever want.

**TRACT #2:** 239.4 acres more or less

**BRIEF LEGAL:** The North Half of Section 11 lying west of the KTP less ROW in Township 22 South, Range 08 East of the 6th P.M., all in Chase Co, KS containing approx. 239.4 acres.

**DESC:** Here's another Flint Hills Native Bluestem and mixed grass pasture bursting with the bronze winter coat of top Bluestem Country. The north line is on or close to the divide and the pasture slopes to the south. Watered by a pond and fenced with 5 & 4 wire steel, this is another pasture where you have clean grass with few trees or brush. Here again there are no improvements to add to your taxes. Access is from the NW 60th or across the overpass from the NW corner of Tract #1.

**TERMS:** Earnest money due day of the auction will be \$100,000.00 (Tract #1) and \$40,000.00 (Tract #2) made payable to Griffin Real Estate & Auction. The balance will be due in full at closing which shall be on or before Thursday, April 1, 2021. Title work will be available 14 days prior to the auction date through our offices. Title Insurance will be available at the cost of the Buyer if they elect to do so. Buyers will receive a Sheriff's Deed at closing. 2021 taxes will be the responsibility of the buyer. There are no ag leases on the property. It is the responsibility of the buyer to rely on their own judgements or have your own inspections. Property is sold in present condition with no warranties or guarantees, with the exception of an accidental grass fire. 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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