

3 TRACTS IN MORRIS AND LYON COUNTY



# AUCTION



6:00PM - THURSDAY, FEBRUARY 17, 2022

SELLER: Scot D. Roswurm and Nancy A. Wistrand, Co-Executors of the Estate of Claude D. Roswurm, deceased

AUCTION LOCATION: THE MORRIS COUNTY 4-H CENTER, 612 US HWY 56, COUNCIL GROVE, KS 66846

**AUCTIONEER'S NOTE:** We are privileged to represent the Roswurm Family. The saying goes, "location, location, location!" With 2 tracts in Morris Co on Four Mile Rd and 1 in Lyon Co by Americus, it's not every day you get the opportunity to purchase these affordable sized tracts, located close to town and on pavement. Whether you're looking for that perfect building site, recreation and hunting, ag use or a good investment, these properties offer you all kinds of possibilities. We look forward to seeing you at the auction!

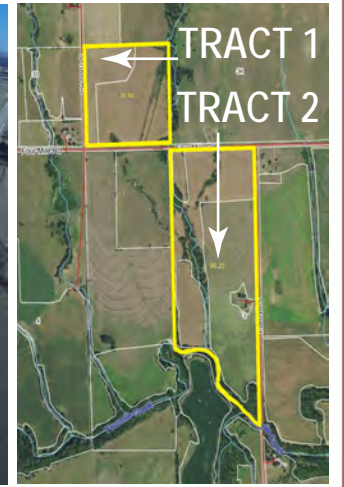
**TRACT #1: 38.6 +/- ac in Morris County**

**DIRECTIONS FOR TRACT #1 & #2:** From Council Grove, KS, go south on HWY-177 for 3.0 mi to Four Mile Rd, turn west and continue for 0.9 mi, tract #1 is on the north and tract #2 is on the south side of the road.

**2021 TAXES:** \$167.82

**BRIEF LEGAL:** The SW/4 of the SW/4 of Sec 34, Twp 16 S, Rge 08 E of the 6th PM, Morris Co, KS

**DESC:** If you have been looking for that dream building site in the Flint Hills, you will want to look at this! Paved road access located on Four Mile Rd, less than a mile off of HWY-177, rural water and a meter, and great views. For the Ag producer, this is a clean native and mixed grass pasture that has been hayed and there is a pond on the south.



**TRACT #2: 90.2 +/- ac in Morris County**

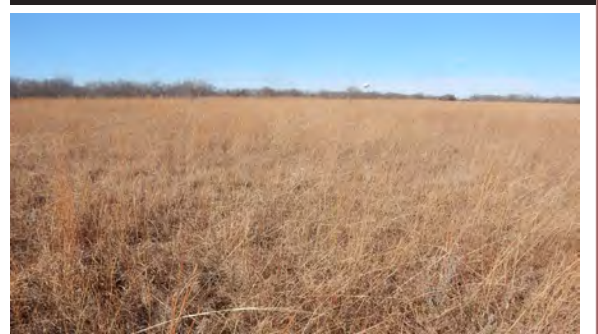
**2021 TAXES:** \$481.66

**BRIEF LEGAL:** The E/2 of Lots 1 and 2 of the NW/4 and part of the NE/4 of the SW/4 lying north of the center of Four Mile Creek in Sec 3, Twp 17 S, Rge 08 E of the 6th PM, Morris Co, KS

**DESC:** It's not everyday property with Four Mile Creek comes on the open market. This property offers the potential for a building site with paved road access and rural water in place. Or if you enjoy hunting and recreation, this property has all kinds of wildlife, just check out the whitetail bucks we got on camera plus all the possibilities that Four Mile Creek offers. Or for the Ag producer, the property is now all in the native and mixed grass and has been hayed. At one point part of the property has been farmed but has since been re-seeded, but there is an opportunity to go back and convert some of the ground on the south back to cropland with some class 1 soils.



**TRACT #3: 66.47 +/- ac in Lyon County**



**DIRECTIONS FOR TRACT #3:** Located on the east edge of Americus, KS.

**2021 TAXES:** \$264.34

**BRIEF LEGAL:** A tract in the NE/4 of Sec 12, Twp 18 S, Rge 10 E of the 6th P.M. in Lyon Co, KS

**DESC:** Great location situated on the edge of Americus, KS, this property has paved road access off of Rd 240 / Locust St. With rural water, this property gives you a great opportunity for a building site or potential development. The pasture has been used for livestock grazing and is watered by rural water.

**TERMS:** Earnest money due day of the auction will be: Tract #1 - \$10,000.00 and Tract #2 - \$20,000.00 made payable to Morris County Title Co and Tract #3 - \$15,000.00 made payable to Moon Title & Escrow. The balance will be due in full at closing which shall be on or before Thursday, March 17, 2022, 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's mineral rights transfer to the buyer, there is no production. 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. Buyer will receive full possession at closing, there is no ag lease on the property. 2022 taxes will be the responsibility of the buyer. Seller reserves the right to reject any and all bids at the time of auction. All information has been gathered from Morris and Lyon 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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