

154.0 +/- ACRES OF NATIVE GRASS IN BUTLER CO.



AUCTION



6:00 PM • TUESDAY, JUNE 14, 2022

Sellers: The Lathrop Hunter Family

AUCTION LOCATION: THE BURNS COMMUNITY CENTER, 301 N WASHINGTON AVE, BURNS, KS 66840



AUCTIONEERS NOTE: We are honored to represent the Lathrop Hunter Family in the sale of this clean Native Bluestem and mixed grass quarter. Located between Burns and Elbing, there are a lot of things to like about this 154-acre pasture! It has been in the Lathrop Hunter Family since 1910 and you will see that it has been well managed over the years. Take a look at this great opportunity to add to your existing operation or to invest in quality land! We look forward to seeing you at the auction!



DIRECTIONS: Located between Burns and Elbing, from the intersection of HWY-77 and NE 150th St, go west on 150th for 6 miles to the SE corner of said property on the north side of the road OR from Elbing, KS, go east on 150th for 8 miles. Watch for signs.

BRIEF LEGAL: The SE/4 less ROW in Sec 15, Twp 23S, Rge 04E of the 6th P.M. in Butler Co, Kansas containing approx. 154 acres.

2021 TAXES: \$532.88 **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

DESC: 154 acres of native Bluestem pasture that has been well managed over the years. There is a good stand of clean grass that is free of brush and was sprayed within the last couple of years. The pasture is watered by a good windmill and a wet draw, which provides water in a normal year. The fence is in average to above average condition and there is good access with 150th on the south that is paved. Rural Water Dist. No 7 runs along the south of the property. Here's a great opportunity to have a good pasture for livestock grazing, buy quality and let it start working for you from day one!

TERMS: Earnest money due day of the auction will be \$40,000.00 made payable to Kansas Secured Title. The balance will be due in full at closing which shall be on or before Tuesday, August 16, 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. 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. Seller will retain the 2022 income and will be responsible for the 2022 and all prior years taxes. Buyer will receive full possession at time of closing. All information has been gathered from Butler 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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