

18 +/- ACRES IN FLINT HILLS OF MORRIS CO.



# AUCTION



6:00 PM • THURSDAY, OCTOBER 13, 2022

*Sellers: Dwight & Carolyn Reust*

AUCTION LOCATION: The Morris Co 4-H Center, 612 US HWY-56, Council Grove, KS 66846



**AUCTIONEERS NOTE:** A tract this size, in this location doesn't come on the open market very often! This 18-acre tract sits along HWY-177 and embraces the feeling of the Flint Hills. When you think of the Flint Hills, you envision the big, beautiful rolling hills and this property sits on the edge of just that. Originally homesteaded by Carolyn's grandfather in 1906, this property will be offered for sale to the public for the first time in 100+ years. Take advantage of this opportunity to build your family legacy and own a piece of the Flint Hills!

## PREVIEW DATE

Friday  
09/30/2022  
from 5-7pm



**PROPERTY PREVIEW:** Friday, 09/30/2022 from 5-7pm

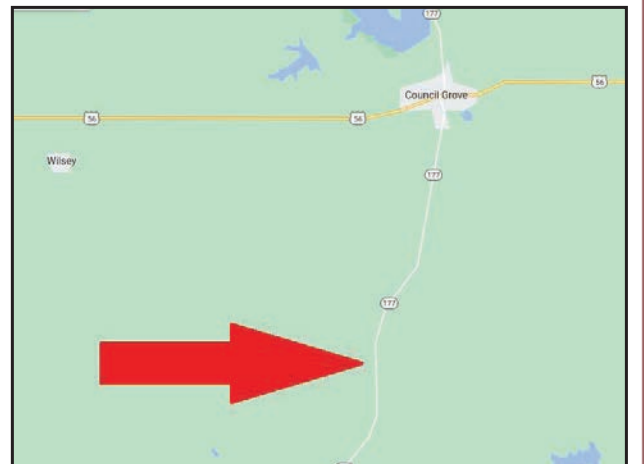
**PROPERTY LOCATION:** 2266 KS HWY-177, Council Grove, KS 66846 - From the south side of Council Grove, KS, go south on KS HWY-177 for approx. 6.5 miles to the property on the west side of HWY-177. Watch for signs!

**BRIEF LEGAL:** A tract in the NE/4 of Section 21, Township 17 South, Range 08 East of the 6th P.M., Morris County, Kansas containing approx. 18 acres.

**2021 TAXES:** \$77.20 (pro-rated amount from the county) **MINERALS:** Seller's minerals transfer to buyer, there is no production.

**DESC:** What a great opportunity to own a piece of the Flint Hills! Located 3 miles north of the Chase/Morris County line, this 18-acre tract is nestled on the edge of the big country of the Flint Hills and offers beautiful views! Just off of the Scenic Byway, HWY-177 provides great access to the property. Currently the property has been hayed, which you could continue to do or explore the possibility of a building site to make your dream home. Great views and access in the heart of the Flint Hills, makes this a once-in-a-lifetime property, come and see for yourself how this property could be just what you have been looking for!

**TERMS:** Earnest money due day of the auction will be \$7,500.00 made payable to Morris County Title. The balance will be due in full at closing which shall be on or before November 15, 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. 2022 Taxes will be paid by the seller based on 2021 amounts. Final taxes will be split out by the county at time of closing. Buyer will receive full possession at time of closing. Survey will be completed by closing and paid for by the seller. All information has been gathered from Morris Co sources and is deemed reliable but is not guaranteed. Boundary lines on maps, photos and videos are approx. and not survey accurate. All announcements made day of the auction take precedence over any advertisements.



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