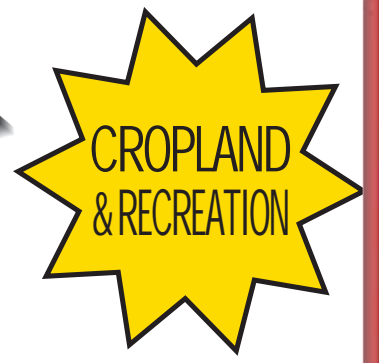


49.4 +/- ACRES IN MORRIS CO



AUCTION



6:00 PM • MONDAY, NOVEMBER 11, 2024

Seller: The Donald L. & Carole J. Day Living Trust

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



AUCTIONEERS NOTE: *It is a privilege to represent the Day Family in the sale of this attractive property in Morris County. This property has a great mix of highly productive cropland, Rock Creek and lots of recreational possibilities. This could be a great opportunity to add to your existing ag operation or if you are an investor/hunter, take a look at the combination of income from the cropland and all the wildlife opportunities with Rock Creek. This property has been in the Day Family for over 50 years, don't miss your opportunity to add this to your family legacy. We look forward to seeing you at the auction!*

FSA Farm Data (DCP Cropland Acres: 32.34)

CROP	BASE AC	PLC YIELD
Corn	4.81	77
Grain Sorghum	7.29	60
Soybeans	14.93	30
TOTAL	27.03	



DIRECTIONS: From the east side of Council Grove, go east on US HWY-56 for 5.5 miles to S 200 Rd, turn south and continue for approx. 2.0 miles to the "S-curve" and continue west for 0.3 miles and then follow "S-curve" back south and continue for 0.8 miles to the NW corner of the property on the east side of the county road. Watch for signs.



BRIEF LEGAL: The S/2 of the SE/4 lying east of the county road less ROW in S26-T16-R09E in Morris County, Kansas containing approx. 49.4 acres

2023 TAXES: \$614.00 (pro-rated out by county from a larger track) **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

DESC: What a great opportunity to invest in real estate. These types of properties don't often come on the open market. Take a look at this productive cropland in the Rock Creek valley with approximately 49.4 total acres, this is a unique sized tract that offers a lot of possibilities. There are approx. 32.34 cropland acres that consist primarily of all class 1 and 2 soils (56.9% Mason and Reading Silt Loams, rarely flooded) and is currently farmed in one large field. The balance of the acres are what will catch the attention of the outdoorsman. Those acres are made up of timber and creek on the east side of the property. Rock Creek meanders through the property for about 1/3 of a mile, with the property taking in both sides of the creek. Combine that with heavy timber lining the creek and abundant food sources near by, you have an excellent habitat for wildlife including whitetail bucks and turkey. Come and see how this property can work for you!



OPTIONAL ONLINE BIDDING: This will be a live auction with the option to bid online through HiBid, call for details and see additional terms online.

TERMS: Earnest money due day of the auction will be \$20,000.00 made payable to Morris County Title. The balance will be due in full at closing which shall be on or before Thursday, December 12, 2024, 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 will pay for 2024 and all prior year's taxes and will keep the 2024 crop rent. The buyer will receive full possession at time of closing. Seller's mineral rights will transfer to the buyer. 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. 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 approximate and not survey accurate. All announcements made day of the auction take precedence over any advertisements.



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

HEIDI MAGGAD
Broker

GRIFFIN
Real Estate & Auction



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

