

822 Acres Greenwood County, Kansas Land
Between Severy and Piedmont Selling in 5 Tracts

AUCTION

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Friday, November 17, 2023 • 2:00 P.M.

AUCTION LOCATION: Greenwood Hotel, 300 N. Main St., Eureka, KS

TRACT 1 PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION: 160.6 acres just west of Severy in Greenwood County, Kansas. There are approximately 59 acres of tillable planted to soybeans in 2023. There is almost 3/4 mile of Salt Creek running through the property. The balance of the property consists of 2 ponds, pasture, a second smaller creek, trees and abundant wildlife. Some nice deer have been pictured by game cameras recently. While exploring the property, we viewed a large covey of quail and several turkey feathers. Excellent access is provided by backloop all along the north boundary.



LEGAL DESCRIPTION: The West Half of the Northeast Quarter (W2 NE4) and the East 90 acres of the Northwest Quarter (NW4) of Section 18, Township 28 South, Range 11 East of the 6th P.M., Greenwood County, Kansas, LESS beginning at the Northeast corner of the West Half of the Northeast Quarter (NE1/2 W2 NE4); thence West 970 feet; thence South 332 feet; thence East 970 feet; thence North 332 feet to the point of beginning.
EARNEST MONEY: \$40,000 **2022 REAL ESTATE TAXES:** \$1258.72

TRACT 2 PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION: 145.9 acres just west of HWY 99 west of Severy, Kansas. Don't sleep on this tract as an excellent agriculture/recreation property. Water is provided by 2 ponds and a small creek. This property has been recently used as cattle grazing pasture, but a portion of it has been tillable farm ground in the past so that is a potential future use. Access is a good township gravel road along a portion of the north boundary with backloop a mile or less away in two directions.



LEGAL DESCRIPTION: The Northwest Quarter (NW4) of Section 13, Township 28 South, Range 10 East of the 6th P.M., Greenwood County, Kansas, LESS a tract of land in said Northwest Quarter described as follows: Commencing at the Northeast corner of the Northwest Quarter (NE1/4 NW4); running thence West on the North Section line 1391.43 feet; thence S01°56'20"E, 480.27 feet; thence East 1571.93 feet; thence N00°25'12"E, 480.02 feet to the place of beginning.

EARNEST MONEY: \$40,000 **2022 REAL ESTATE TAXES:** \$1968.74



TRACT 3 PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION: 73.7 acres along HWY 400 between Piedmont and Severy. This tract of land features a really nice, deep, and clear water 2 acre pond! The fishing in this pond is excellent! If you are an avid fisherman, you will love the natural rock and flooded timber structure. There is an excellent stand of bluestem grass that was utilized as hay meadow in 2023. The balance of the property is native pasture, rolling terrain, and a timber lined draw.



LEGAL DESCRIPTION: The North Half of the Northwest Quarter (N2 NW4) of Section 11, Township 28 South, Range 10 East of the 6th P.M., Greenwood County, Kansas, LESS the following described real estate, to-wit: Commencing at a point on the West line of said Northwest Quarter (NW4) and the South boundary of the right-of-way of Highway 96 a distance of 490 feet for a point of beginning; thence South 205 feet; thence East parallel to the South boundary of the right-of-way of Highway 96 a distance of 400 feet; thence North 205 feet to the South boundary of the right-of-way of Highway 96; thence West along the South boundary of the right-of-way of Highway 96 a distance of 400 feet to the point of beginning.

EARNEST MONEY: \$25,000 **2022 REAL ESTATE TAXES:** \$261.32



TRACT 4 PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION: 233.7 acres of native pasture with a large 8.5 acre lake, 6 additional ponds, and great access just 1/4 mile from HWY 400. This scenic property has rolling terrain, multiple draws and pockets of timber that attract and hold Kansas whitetail deer. If you are looking for a property with diverse agriculture and recreation uses, take a look at this property!

LEGAL DESCRIPTION: The Southwest Quarter (SW4) and the and the South Half of the Northwest Quarter (S2 NW4) of Section 11, Township 28 South, Range 10 East of the 6th P.M., Greenwood County, Kansas, LESS Railroad right-of-way and road right-of-way.

EARNEST MONEY: \$65,000 **2022 REAL ESTATE TAXES:** \$858.58



TRACT 5 PROPERTY DESCRIPTION:

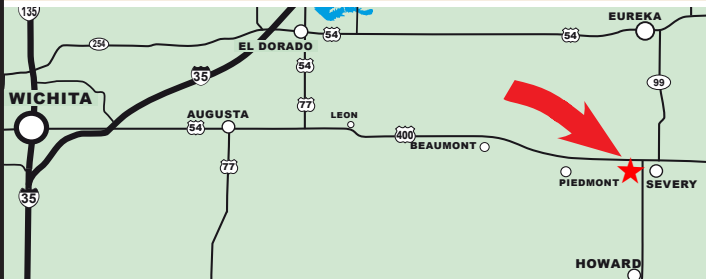
PROPERTY DESCRIPTION: 198.9 acres with big hills, a large centrally located 2 1/2 acre pond, pasture, and a farm house with buildings. The 2 story farm house has 5 bedrooms, 1 bath, and 1786 of finished living area above ground plus a full basement. Great opportunity to invest in a rural residence with pasture, a large pond, hunting and recreation in a scenic area of the Kansas Flint Hills!

LEGAL DESCRIPTION: The Northwest Quarter of the Southwest Quarter (NW4 SW4) and all of the Northwest Quarter (NW4) of Section 14, Township 28 South, Range 10 East of the 6th P.M., Greenwood County, Kansas.

EARNEST MONEY: \$50,000 **2022 REAL ESTATE TAXES:** \$1415.4
POSSESSION: Possession of all tracts will be at closing.



TERMS: Each tract will be selling your bid times the number of acres specified above. Earnest money is also specified above for each tract and due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before December 18, 2023. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is not selling subject to financing or inspections. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.



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