

625+- ACRES FLINT HILLS CATTLE GRAZING LAND
FOR SALE NEAR BURNS, KS

AUCTION

www.sundgren.com

Friday, March 17, 2017 • 2:00 P.M.

AUCTION LOCATION: BURNS COMMUNITY CENTER

301 N Washington, Burns KS 66840

STROTKAMP FAMILY, SELLER



PROPERTY DESCRIPTION: 625+- acres of native Flint Hills cattle grazing pasture northeast of Burns, Kansas on the Marion County/Chase County line. This excellent quality pasture has 4 ponds and multiple wet weather draws. The rolling terrain and elevation changes are consistent with the region. Fences are all excellent. Access is provided by a high quality township road, just 1 1/2 mile from blacktop. Potential uses would include short season yearling cattle grazing or summer/winter cow pasture.

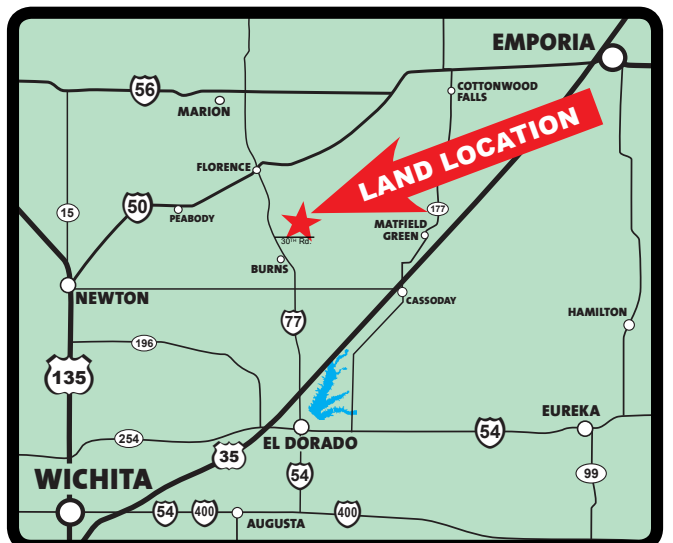
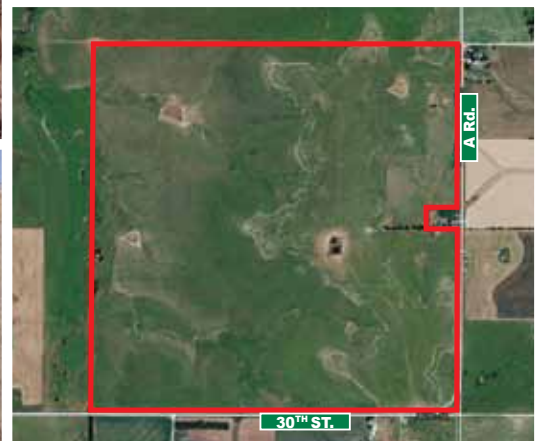
Great location and a great opportunity to invest in Flint Hills land!

LEGAL DESCRIPTION: All of Section 23, Township 22, Range 5 East of the 6th P.M., Marion County, Kansas, EXCEPT the following tract of land, to-wit: beginning at the Southeast corner of the Northeast 1/4 of said Section; then North on the Section line, 310 feet; thence West 466.7 feet; thence South 310 feet, to the South line of said Half of the Northeast 1/4 of said Section; then East on said South line of said East 1/2 of the Northeast 1/4 of said Section, 466.7 feet to the point of beginning.

2016 REAL ESTATE TAXES: \$1594.80.

LAND LOCATION: From Burns Kansas, 2 Miles North on HWY 77 to 30th Rd, then 1 1/2 Miles East.

TERMS: Earnest money is \$50,000 down 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 April 17, 2017. 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. 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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