

160+- ACRES W/ HOME & BARNs NEAR MADISON,
GREENWOOD COUNTY KS

AUCTION

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Saturday, August 5, 2017 • 11:00 A.M.

AUCTION LOCATION: 2369 350th St., Madison, KS 66860

WILLIAM D. BOND AND LESLIE S. BOND, CLARENCE GENE BOND, SELLERS



OPEN HOUSE - THURSDAY, JULY 27 - 4:00 to 6:00 P.M.
OPEN HOUSE - SATURDAY, AUGUST 5 - 9:00 to 11:00 A.M.

PROPERTY DESCRIPTION: 3 Bedroom 1 Bath 2 story farm house on 160+- acres. There is a total of 1620 square feet of living area. Buildings include an 1800 square foot farm utility building, and an old wood sided barn with beautiful aged red barn siding. Land features include a hardwood timber lined creek that runs the length of the property, a pond, silo, and a combination of native pasture and go-back pasture. There is a good set of pipe livestock pens near the house. Multiple uses for the property include hunting, hay meadow, cattle/livestock grazing, and recreation. Great rural residence, weekend retreat, or income producing property. Abundant wildlife includes Kansas Whitetail Deer, Turkey, and Quail. Very scenic rolling terrain. The house has rural water. Low taxes! Full possession at closing! This property will be ready to winter cattle or be utilized as excellent wildlife habitat this Fall, having been left idle in 2017.

LEGAL DESCRIPTION: The Northeast Quarter (NE/4) of Section 28, Township 22 South, Range 12 East of the 6th PM, Greenwood County, Kansas.

2016 REAL ESTATE TAXES: \$867.18.

LAND LOCATION: From Madison on HWY 99, South 1/2 Mile to 350th St, East 2 1/2 Miles to the property.

This property is currently occupied by the owner, so please schedule an appointment prior to viewing!

TERMS: Earnest money is \$25,000 due at the conclusion of the Auction, and the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before September 6, 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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