

160 ACRES SUMNER COUNTY, KANSAS  
FARM HEADQUARTERS

# AUCTION

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**Thursday, June 9, 2016 • 6:00 P.M.**

**AUCTION LOCATION: 1214 S. Oliver Rd., South Haven, KS 67140**

**LAND LOCATION: From the Wellington I-35 Turnpike Exit, 3½ miles East on HWY 160 (10th Ave) to Oliver Rd, South on Oliver Rd 11 miles.**



**PROPERTY OF PAUL O. CULLY**

**Property will be held open 2 hours prior to the auction or by appointment.**

**LAND DESCRIPTION:** 160+- beautiful acres of Sumner County Kansas land. The gently rolling terrain has a nice combination of timber, pasture, brome, and approximately 55 acres currently planted to wheat. Access is great with blacktop frontage on the west, and gravel road on the north. There is 1 pond, a small timber lined creek, and excellent cover to attract and hold wildlife. If you are looking for a farm headquarters with recreation value, this property meets the criteria.

**IMPROVEMENTS:** This mostly native stone 4 bedroom 2 bath 1 1/2 story home was built in 1970 and has 3348 square feet of above ground finished living area. The 25' vaulted living room ceiling has beautiful wood beams and a native stone fireplace that is sure to impress! The kitchen includes a butcher block island and plenty of cabinet space. Water is supplied to the house by rural water district #4. A new 50 year shingle roof is only a few years old. Buildings on the property include a 100' x 50' quonset building with concrete floor, 80' x 40' metal building with concrete floor, and several miscellaneous utility buildings, tool sheds, and steel grain bins.

**LEGAL DESCRIPTION:** The Northwest Quarter of Section 12, Township 34 South, Range 1 East of the 6th P.M., Sumner County, Kansas.

**2015 REAL ESTATE TAXES:** \$4114.10.



**TERMS:** Earnest money is \$25,000 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 July 11, 2016. 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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