

228 ACRES WOODSON COUNTY PASTURE,
CREEK, & TIMBER NEAR YATES CENTER, KS

AUCTION

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WEDNESDAY, APRIL 6, 2016 • 6:00 P.M.

AUCTION LOCATION: Bressner Hall, 711 S. Fry St. (HWY 75), Yates Center, KS



PROPERTY DESCRIPTION: 228 acres of rolling Woodson County pasture & timber. Abundant water exists via 2 ponds and live water is provided by a branch of Owl Creek. Mature hardwood timber lines each side of Owl Creek providing excellent cover for wildlife. The property is currently cross fenced into 3 parcels, 2 of which are pasture for livestock grazing and the other currently utilized for native hay meadow. Also present on the property is a 40' x 20' tool shed, perfect for storage. Around the tool shed is a small catch pen area with loading alley. This very diverse property has agriculture, recreation, and investment appeal. The secluded location at the end of a dead end road adds to the appeal, yet access is excellent just 2 miles from blacktop road HWY 75.

LAND LOCATION: From Yates Center, north on HWY 75 1 mile to 130th Rd, West 1 mile to Longhorn Rd, North to the property.

LEGAL DESCRIPTION: The South 1/2 EXCEPT the West 2,310 feet thereof; The South 1/2 of the Northwest 1/4, EXCEPT the West 2,310 feet thereof AND The Southwest 1/4 of the Northeast 1/4, ALL IN Section 28, Township 24 South, Range 15 East of the 6th P.M., Woodson County, KS.

2015 REAL ESTATE TAXES:
\$727.17.



TERMS: Earnest money is \$35,000 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 May 6, 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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