

732 ACRES GREENWOOD COUNTY KANSAS
CATTLE GRAZING FLINT HILLS PASTURE

AUCTION

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Wednesday, May 25, 2016 • 6:00 P.M.

AUCTION LOCATION: Greenwood Hotel, 301 N. Main, Eureka, KS
THE FRANK N. BILLS LIVING TRUST, SELLER

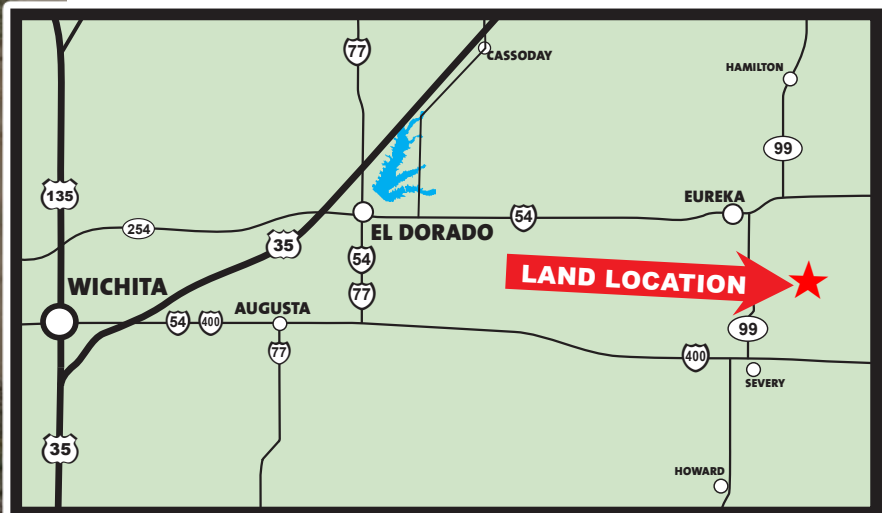
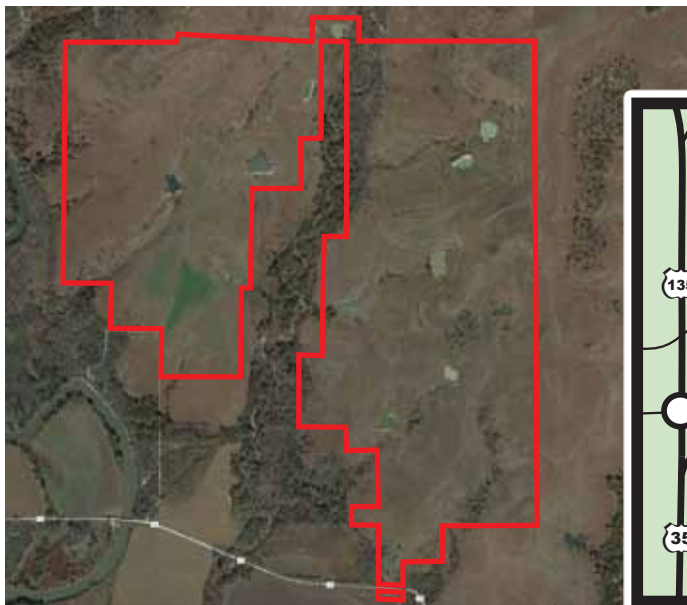


PROPERTY DESCRIPTION: 732+- acres of native Flint Hills pasture in Greenwood County, Kansas. This quality pasture is perfect for your yearling summer grazing program or cow/calf operation. Water is provided by 12 ponds, springs, and wet weather draws. The Bluestem grasses of this region are a part of the largest remaining Tallgrass Prairie in the United States. Cattle are brought in from all over to utilize this commodity for quick and efficient summer gains.

LEGAL DESCRIPTION: Land is located in sections 5, 6, 7, 8, and 18, Township 27 South, Range 12 East of the 6th PM, Greenwood County, Kansas. Long exact legal available upon request.

LAND LOCATION: From Severy Kansas, 5 miles North on HWY 99 to 70th, East 6 miles to the property.

MINERAL RIGHTS: All mineral rights owned by Seller will transfer to the Buyer at closing.



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 June 27, 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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