

A-FRAME HUNTING CABIN & BUILDING ON 42.8 ACRES -
GREENWOOD CO., KS - SEVERY EUREKA
DEER

AUCTION

www.sundgren.com

Friday, November 1, 2019 • 4:00 P.M.

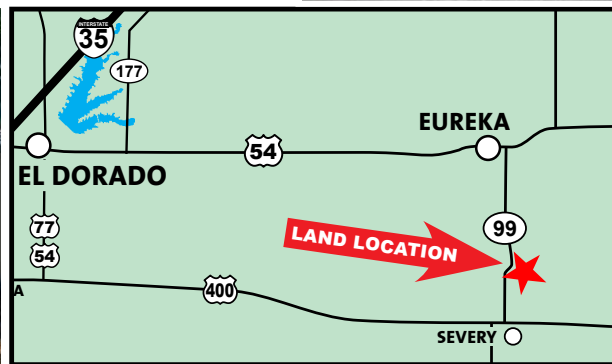
AUCTION LOCATION: 1644 60TH St., Severy, KS 67137 (ON-SITE)
RICHARD L. McDANIEL ESTATE, SELLER



PROPERTY DESCRIPTION: 42.8 taxable acres located in the Greenwood County, Kansas north of Severy. The A-Frame cabin on the property has 2 bedrooms, 2 bathrooms, and 1372 square feet of living area built in 1994. The detached metal building is 768 square feet with concrete floor. You won't find a better setting; rolling terrain, heavy timber, spring fed pond, and an abundance of wildlife. Blacktop HWY 99 is the west boundary of the property, with the driveway access off of township gravel road 60th. Take a look at this great opportunity to purchase an affordable sized property with excellent populations of Kansas Whitetail Deer, Turkey, and Quail.

LAND LOCATION: From HWY 400 at Severy, North on HWY 99 4 Miles to 60th.

2018 REAL ESTATE TAXES: \$1205.44.



TERMS: A 10% buyers premium will be added to the high bid to determine the contract price. \$15,000 earnest money will be 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 December 2, 2019. 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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