

163+- ACRES FLINT HILLS PASTURE FOR SALE
MARION COUNTY KANSAS NEAR BURNS

AUCTION

www.sundgren.com

Thursday, November 2, 2017 • 6:00 P.M.

AUCTION LOCATION: Burns Community Center

301 N. Washington, Burns, KS 66840

Dawson Family Trust, Seller



PROPERTY DESCRIPTION: 163+- acres of native Flint Hills pasture in Marion County, Kansas near Burns. This tract consists of very high quality bluestem pasture, excellent water provided by a water well hooked up to electricity, and average fence. Access is good. Take this opportunity to purchase a high quality tract of livestock grazing land in an excellent location.

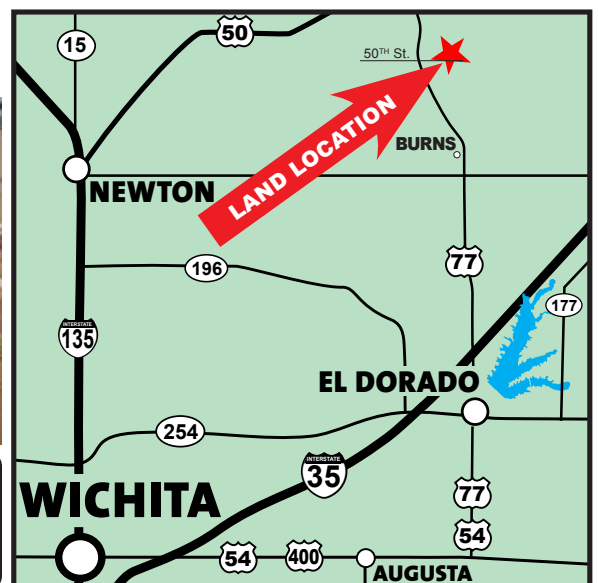
LEGAL DESCRIPTION: The Southwest Quarter of Section 9, Township 22 South, Range 5 East of the 6th PM, Marion County, Kansas.

2016 REAL ESTATE TAXES: \$419.86.

LAND LOCATION: From Burns Kansas, 4 Miles North on HWY 77 to 50th, East 1 Mile to the property.



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 December 1, 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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