

143+- ACRES PREMIUM COWLEY COUNTY KANSAS  
TIMBER CREEK TILLABLE BOTTOM GROUND

# AUCTION

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**Tuesday, February 16, 2021 • 6:00 P.M.**

**AUCTION LOCATION:** Community Center at Baden Square  
700 Gary St., Winfield, Kansas 67156  
ESTATE OF ALAN D. LEWIS, SELLER



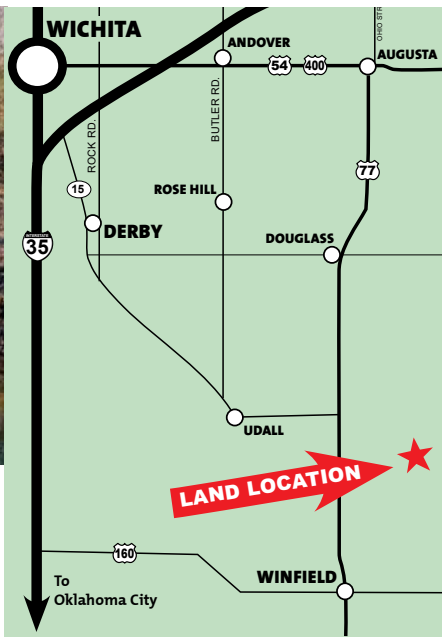
**PROPERTY DESCRIPTION:**

143+- acres of Timber Creek tillable bottom ground near Floral in Cowley County, Kansas. Approximately 99 acres of the property is premium quality tillable farm ground. The balance of the property is pasture, timber, and Timber Creek, which runs through the center of the property. Access to the south side of the property is provided by a low water bridge. There is a large elevation increase in the southeast corner of the property with native Flint Hills pasture, timber, and brush offering excellent Kansas Whitetail Deer habitat. Take advantage of this opportunity to Invest In High Quality Land!

**LEGAL DESCRIPTION:** NW/4 Section 19, Township 31 South, Range 05 East of the 6th PM, Cowley County, Kansas.

**2020 REAL ESTATE TAXES:** \$1712.38.

**LAND LOCATION:** From HWY 77 between Rock and Winfield, east on 82nd Rd 3 miles to 111th Rd, south 1 mile to 92nd Rd, east 1 mile to the property.



**TERMS:** Earnest money in the amount of \$50,000 shall 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 March 16, 2021. 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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