

400+- ACRES CHASE COUNTY, KANSAS; SILVER CREEK,
COTTONWOOD RIVER, TILLABLE BOTTOM GROUND,
HIGH PASTURE & IMPROVEMENTS

AUCTION

www.sundgren.com

Wednesday, November 4, 2020 • 6:00 P.M.

AUCTION LOCATION: The Community Building @ Swope Park,
Cottonwood Falls, Kansas

JONATHAN WALTER GIBSON & CAROL JEAN OLIVER, SELLERS



PROPERTY DESCRIPTION: 400+- acres of Scenic Chase County Land in the Heart of the Kansas Flint Hills! This extremely diverse property has Cottonwood River bottom tillable ground, over 1 mile of the Cottonwood River, Silver Creek, and a pond. The south portion of the property consists of large rolling Flint Hills pasture, timber, and two tillable farm fields tucked away offering very secluded feed fields for Kansas Whitetail Deer. Total tillable acres is 119 more or less. Improvements on the property consist of a 1404 square foot home built in 1950. Electric service and a water well are both present at this house. Perfect opportunity to fix up a secluded home, getaway, or cabin. There are other miscellaneous sheds and buildings on the property, including an old barn and homestead near the highway along Silver Creek.

LAND LOCATION: From Clements, Kansas northeast on HWY 50 1 1/4 mile to Camp Wood Rd, the subject property is immediately east on Camp Wood

LEGAL DESCRIPTION: 400+- acres in sections 13 & 24, Township 20 South, Range 6 East of the 6th PM AND section 18, Township 20 South, Range 7 East of the 6th PM, ALL IN Chase County, Kansas. Long exact legal description available upon request.

2019 REAL ESTATE TAXES: \$2998.85.
EARNEST MONEY: \$25,000.



TERMS: Earnest money is specified above and 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 4, 2020. 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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