

295+/- Acres
Flint Hills
Grass & CRP

Deer & Wildlife
Habitat
Building Site

Lyon Co. Land Auction

Thursday, April 9, 2020 at 7:00PM

Auction Location: Olpe Chicken House 8 E State Hwy 99 Olpe, KS 66865

Property Description: This property features 142+/- acres of rolling flint hills native grassland and 153+/- acres of CRP, breathtaking views, 4-ponds, and a 30x50 metal outbuilding built in 2005. **CRP** contract will be ending in the year 2022. The CRP annual payment is \$6,369, \$41.41 per acre. Nearly all of the property can be hayed. The 5-strand barbwire fence and pipe corners around entire boarder of pasture are considered above average. Utilities, water & electric are present on property. Gravel roads boarder the pasture from the north, south and west sides for easy access. Several wet-weather draws are located on the property w/ abundant wildlife primarily deer and quail. A perfect opportunity to add to a ranchers operation with above average native grass, fence and water. This property will also make for a wonderful building site close to Olpe, Ks and not far from Emporia, Ks, w/utilities already in place and spectacular views of the flint hills.

Property Viewing: Anytime by appointment w/ auctioneers.

Property Location: 629 Road 60 Olpe, KS 66865. From Olpe, KS go West on road Rd 70 (lake road) for approx. 4 ½ mi. to Rd G, go South on Rd G for approx. 1mi. to Rd 60, go West on Rd 60 for approx. ½ mi. to the property on South side of Rd 60 . Watch for signs!

Brief Legal: S12, T21S, R10E, ACRES 295.5, W1/2 EXC BEG 1064S NW COR NW1/4 E816.55 S826.35 SWLY205.1 W646.06 N985.25 TO POB LESS ROW, Rural Nbhd 830 - Olpe Hinterland

Taxes: 2019-\$1,565.22

Minerals: Sellers mineral rights transfer to the buyer. There is no production on the property.

Terms: There is no 2020 Ag lease on the property. Earnest money payable the day of auction will be \$50,000 payable to Moon Title & Escrow, with the balance due on or before May 15, 2020. Property will be sold in as in condition with the buyers' inspections, at buyers' expense, to be completed prior to auction date. The sale of this property will not be contingent upon financing. Buyers must have financing arrangements prior to auction date. Title insurance and title company fees will be split 50/50 between the seller and buyer. The 2020 taxes will be prorated, any previous year due taxes will be paid by the seller. This sale is subject to all easements, restrictions, covenants, leases and zoning regulations of record. Mineral rights transfer to buyer. The buyer will receive full possession of the property at the time of closing. Coldwell Banker/Emporia Real Estate and Tri County Real Estate are agents for seller in this transaction and do not represent the Buyer. The Sellers and Selling Agents are not responsible in case of accident. All information has been gathered from Lyon County sources and is considered accurate but not guaranteed. All statements made day of sale take precedence over advertisements.

Auctioneers Note: Here is an opportunity for an Ag Producer, Investor, or Recreational individual to purchase a tract in the beautiful Flint Hills. We look forward to seeing you at the auction. For more information and pictures, go to **Kansasauctions.net**.

Seller: Sullivan Ranch, LLC.

J&D Auction Service LLC.

Auctioneers: Jase Hubert (620)-481-7303 & Dwayne Coble (620)-794-2061

Broker: Jamie Sauder Coldwell Banker/Emporia Real Estate, Carmen Mackey Tri-County Real Estate