

314+/-ac. Flint
Hills Native
Pasture in 1-
Tract

Greenwood County, Kansas Land Auction

Thursday December 16, 2021 at 6pm

**Auction Location: Sauder Community Center
(110 S. 1st St Madison, Ks 66860)**

2-Large Ponds
Wildlife Habitat
Building Site

Property Address (Directions: From Madison, Ks go South on Hwy 99 for approx. 2mi. to 340th St. then go west on 340th St. for approx. 3mi. to U Road and the property lies on the Southwest corner of the intersection. 340th St. and U Road, Madison, KS 66860 watch for signage)

Brief Legal: The North half (N/2) of section 33, Township 22 South, Range 11 East of the 6th P.M. Greenwood County, Kansas

Property Description: 314+/- acres of fenced rolling flint hills native grassland with pleasant views of the hills. There are 2-large stock ponds on the property as well as some trees and spring fed draws w/abundant wildlife(deer) habitat and potential for building site not far off Hwy 99 blacktop. This is overall a very clean native grazing pasture.

Mineral Rights/Leases: Seller is retaining mineral rights on this property. There is currently oil production on the property. There is no current ag/ grazing lease on the property.

Property Viewing: Anytime by contacting auctioneers

2021 Taxes: \$1,086.86

Earnest money payable the day of auction will be \$50,000 payable to Moon Title & Escrow, with the balance due on or before January 20, 2022. Property will be sold in as is 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 2022 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 do not 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 Greenwood County sources and is considered accurate but not guaranteed. All statements made day of sale take precedence over advertisements.

Seller: Tracy Ellenwood

J&D Auction Service, LLC.

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