



Land Auction

Tuesday, March 31, 2020 at 7 pm

Auction Location: New Strawn Community Center, 319 Getz, New Strawn KS
Property Location: 1 mile east of 75 Highway and 17th Road intersection

Website has more photos. Call agent for private showing.

320 acre Coffey County diversified farm property

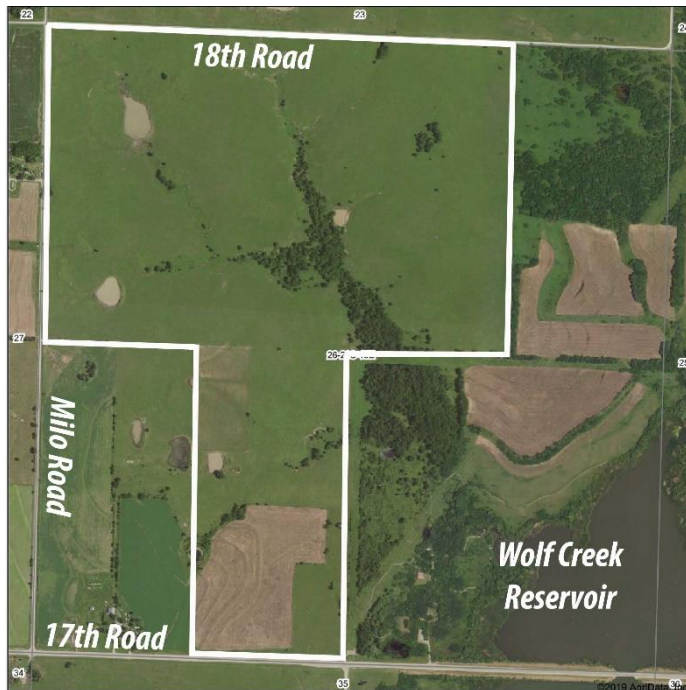
Property location: From the intersection of 17th Road and Highway 75, proceed east for one mile to the southeast corner of the property.

Property Description: A diversified half section consisting of 25 acres of upland terraced farm ground, 9 acres of CRP and the balance in pasture, meadow, waterways and road. The property adjoins the Wolf Creek Nuclear Power Plant property which due to its restricted access holds an abundance of wildlife; good hunting possibilities. The final \$550 annual payment on the CRP contract occurs this year; the CRP acres may be eligible for renewal or conversion to pasture or return to cultivation. The pasture has a good stand of native grasses which have been well managed; mostly open with a wooded draw; several ponds and average fence. The property has good access with paved 17th Road along the south and gravel road frontage along the west and north sides. A double pole power line crosses the extreme southeast corner of the property. There are remnants of an old school house on the south 80.

Legal Description: The NW/4 and the W/2 NE/4 and the E/2 SW/4 of Section 26-20-15, Coffey County, Kansas. **2019 Real Estate Taxes:** \$779.92



Seller: Clara R. Williams Trust



Agent Note's: This is a productive diversified land use agricultural property which has been well managed and adjoins the Wolf Creek Nuclear Power Plant property. Good access with paved road frontage along the south and gravel road frontage along the west and north. Good hunting possibilities with the substantial wildlife populations on the Wolf Creek property.

Terms: Seller requires \$50,000 earnest money deposit at the conclusion of the auction and signature on a binding purchase contract with the balance of the purchase price due in full at closing on or before April 30, 2020, at which time buyer will receive an appropriate deed. Cost of title insurance and closing fee to Coffey County Land Title will be shared equally by the Seller and Buyer. Buyer will receive possession on April 7, 2020 provided the earnest deposit has cleared the bank. The Buyer will be responsible for the 2020 real estate taxes. The property is selling subject to all easements, restrictions, covenants, leases, roads, rights of way and zoning regulations of record. All of seller's mineral rights will transfer to buyer and are thought to be intact.

All announcements on auction day take precedence over all advertisements and printed material. Swift-N-Sure Auctions & Real Estate and its agents represent the sellers and do not represent the buyers. All information is obtained from sources considered to be reliable, but is not guaranteed by the Sellers or Seller's Agents. Prospective buyers are encouraged to complete their own independent investigation of property characteristics. This sale is not subject to the buyer obtaining financing or inspections. All financing arrangements or inspections must be made by the Buyer prior to the sale date. Sellers

and Seller's Agents are not responsible in case of accidents. **Seller reserves the right to accept or reject any and all bids.**

We are available any time by appointment to show you this outstanding property.

Victor Edelman

Broker / Auctioneer
620-366-0339

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www.swiftsureauctions.com



Brian Landis

Listing Real Estate Agent
620-256-6753

brian@swiftsureauctions.com

Website has
more photos.
Call agent
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showing.

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Seller: Clara R. Williams Trust
320 Acres in prime location. Near Wolf Creek.



Private bidder pre-registration and bidder packets available.
Listing agent: Brian Landis 620-256-6753



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