



Open House
 October 9
 5:30 to 7:00 pm
 Call for private
 showing.

Land Auction

Monday, October 23, 2017 at 7 pm

Auction Location: Flint Hills Room, Best Western Hospitality House
 3021 W US Hwy 50, Emporia, KS 66801

415 Acres of Lyon County Ag land with farmstead (sold in 2 tracts)

3875 N Hwy 99 – Allen Kansas

Property location: From the junction of Highways 56 and 99, go 5 miles north; property lies on both sides of Highway 99. From the junction of Highways 31 and 99, go 4 miles south. Located at the intersection of Hwy 99 and Road 390.

Own a piece of history: The old Santa Fe trail goes through Tract 2. Both tracts are in the Admire meteorite field. Meteorites have been found on the property.

Tract 1: 158 acres with farmstead home Property Description:

158 acres total consisting of 107 acres of cropland with the balance in wooded drainage, waterways, and building site. The cropland is about half upland with Class 3e and 2s soils and half creek bottom with Class 2w and 1w soils; most of the farmland is in fall crops with about 12 acres seeded to cool season grasses mowed for hay. Elm Creek goes through the west side of the property with the heavy tree cover along the creek channel providing excellent wildlife habitat. **Legal Description:** NE/4 of Section 29-15-12 Less Highway. **2016 Real Estate Taxes \$2,758.**

The farmstead includes a modern house and older outbuildings. The house was built in 1969; one story ranch style; wood frame; steel siding; metal roof; 1,344 sq ft of living area on the main level; 3 bedrooms, 1 bathroom, and office (separate entry); concrete foundation with full basement which is partly finished; central heat and AC; the house has been well maintained. Other structures include a 2 car detached garage, old barn and old chicken house. There is rural water service to the house, natural gas service, and a lagoon for wastewater disposal.

Tract 2: 257 acres Property Description: 257 acres total consisting of 42 acres of tillable land which currently has a cool season grass cover mowed for hay and the balance in native grass pasture, hay meadow and old building site. The pasture is mostly open with a couple lightly wooded draws, three ponds, and average fencing. **Legal Description:** NW/4 and W/2 NE/4 and N/2 NW/4 SW/4 of Section 28-15-12 Less Highway. **2016 Real Estate Taxes \$728.**



Seller: Jeannette T. Rowland Revocable Living Trust

Agent's Notes: This is a superb offering including good quality cropland, mowable tame grass that could likely be converted back to farmland, quality native grass pasture, recreational appeal and an attractive farmstead. Seldom do you get the chance to buy a home like this on acreage. Great access with frontage on paved Highway 99 and county gravel road.

Terms: The property will be offered in two tracts as described above and will not be combined. Seller requires \$40,000 earnest money deposit on each tract 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 November 30, 2017, at which time buyer will receive an appropriate deed. Cost of title insurance and closing fee to Lyon County Title will be shared equally by the Seller and Buyer. Buyer will receive full possession at closing subject to tenant rights to harvest fall crops if not already completed. The Seller pays 2017 real estate taxes and the Buyer will be responsible for the 2018 and later real estate taxes. The property is selling subject to all easements, restrictions, covenants, leases, roads, rights of way and zoning regulations of record. **Mineral Rights:** All of seller's mineral rights will transfer to buyer and are thought to be intact.

Aerial,
 land photos,
 home photos
 on back side

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We are available any time by appointment to show you these outstanding properties.

Victor Edelman

Broker / Auctioneer
 620-366-0339

victor@swiftnsureauctions.com

www.swiftnsureauctions.com



Brian Landis

Listing Real Estate Agent
 620-256-6753

brian@swiftnsureauctions.com

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Tract
1



Tract
2



Tract
1



Tract
2



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