



Land Auction

Tuesday, November 7, 2017 at 7 pm

Auction Location: Lebo Senior Center, 2 W Broadway, Lebo Ks

Website has more photos. Call agent for private showing.

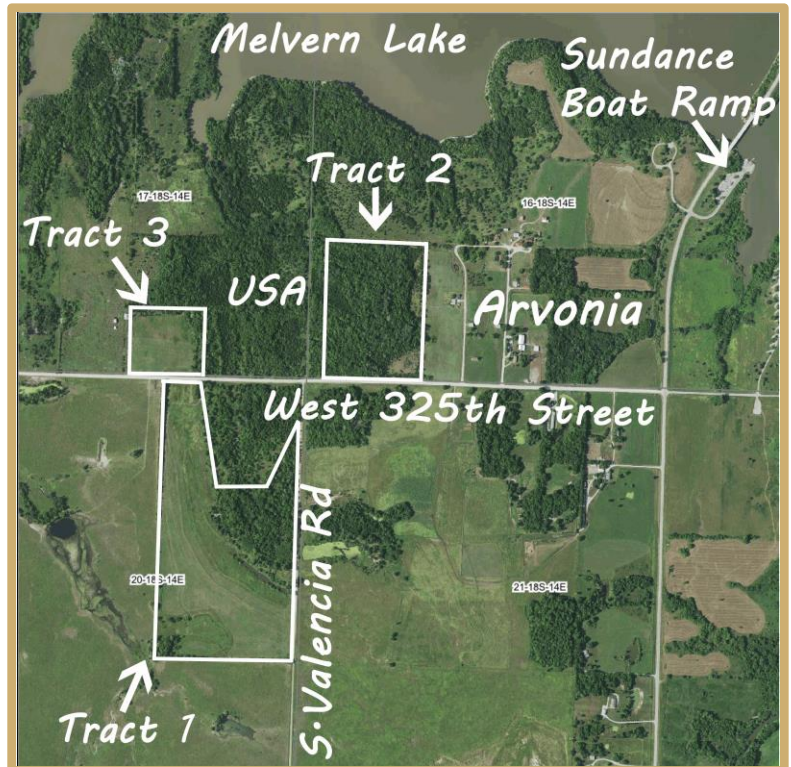
103 acres of Osage County recreational land and building site (3 tracts)

Property location: One half mile west of Arvonnia. From Lebo, go 4 miles north on Fauna Rd which turns in to S Hoch Rd, then go half mile west on W 325th Street. The properties are clustered around the intersection of W 325th St and S Valencia Rd.

Tract 1: The E/2 NE/4 of Section 20-18-14 less 13.34 acres deeded to USA. The property contains approximately 66 acres which is mostly mixed grass pasture that is partly mowable with about 15 acres of heavy woodland in the drainage and on old coal mine land. There is one coal mine pit filled with water. The exception is owned by the Corp of Engineers. The property has gravel road frontage on the north and east. **2016 RE Taxes: \$125.**

Tract 2: Part of the SW/4 SW/4 of Section 16-18-14 (complete legal description is available on request). This tract contains approximately 27 acres which is all heavy tree cover on old coal mine land. Part was later mined for rock used in the Melvern Lake project. Located on the west side of Arvonnia with gravel road along the south. **2016 Real Estate Taxes: \$16.**

Tract 3: The S/2 SE/4 SE/4 and the E/2 SE/4 SW/4 SE/4 of Section 17-18-14 except the east 15 acres deeded to USA. This tract contains approximately 10 acres with a mixed grass cover that is mostly mowable with wooded edge along the north and east and gravel road along the south. There are no utilities installed but they are available at Arvonnia. **2016 Real Estate Taxes: \$21.**



Seller: Estate of June Peterson Howard & Edward Howard Family Trust

Agent Note's: Seldom do you get a chance to buy a small tract of recreational land or building site at public auction. The properties are located on the south side of Melvern Lake near the small community of Arvonnia and only a little more than a mile from the Sun Dance boat ramp. The adjoining Corp of Engineers land insures abundant wildlife in the area.

Terms: The property will be offered in three tracts as described above and will not be combined. Seller requires 10% 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 December 8, 2017, at which time buyer will receive an appropriate deed. Cost of title insurance and closing fee to Peimann Title & Escrow will be shared equally by the Seller and Buyer. Buyer will receive full possession at closing. The Buyer will be responsible for the 2018 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.

All announcements the day of the sale 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 these outstanding properties.

Victor Edelman

Broker / Auctioneer

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