



Land Auction

Monday, January 22, 2018 at 7 pm
Auction Location: Gridley Community Building, 307 Main, Gridley, KS 66852

Website has more photos.
Call agent for private showing.

160 acres of Coffey County pasture

Property location: Located between Gridley and Lamont one-half mile south of Highway 57 / 58 on Angus Road (or HH Road in Greenwood Co) which is the county line. The property is on the east side of the gravel road.

Legal Description: The Southwest Quarter (SW/4) of Section 26-22-13, Coffey County, Kansas. 2017 Real estate taxes \$581.44.

Property Description: A quality grazing property with a good stand of native grasses; open with no trees or brush; three ponds; perimeter fence in generally average condition. Soil types: Olpe gravelly silt loam 3-15% 6e and Kenoma silt loam 1-3% 3e. Gravel road frontage along the west and dirt trail along the south.

Mineral Rights: All of seller's mineral rights will transfer to buyer and are thought to be intact. No active production on the sale property, but there is active production on adjoining properties.



The Loren M. Strahm and Liseten M. Strahm Trust



160 acre quality grazing property
Well managed pasture with 3 ponds



Agent Note's: This is a good pasture for either cow or stocker grazing. The grass has been well managed and there is hardly a tree on the property. The three ponds were cleaned out a few years ago. Gravel was excavated from a couple of the hilltops several years ago. An old abandoned Missouri Pacific railroad bed runs through the property. **We are available any time by appointment to show you this outstanding property.**

Terms: Seller requires \$20,000 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 February 23, 2018, at which time buyer will receive an appropriate deed. Cost of title insurance and closing fee to Moon 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.

*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 this outstanding grazing property.

Victor Edelman
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