

154+- ACRES GREENWOOD COUNTY KANSAS CABIN,
LAKE, PONDS, & PASTURE

AUCTION

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Wednesday, September 26, 2018 • 6:00 P.M.

AUCTION LOCATION: Greenwood Hotel, 300 N. Main, Eureka, KS

LAND LOCATION: 2114 KS-99 HWY, HAMILTON, KS 66853

4 MILES SOUTH OF HAMILTON ON HWY 99.

DANIEL A. FECHTER & CYNTHIA A. MCCARTNEY, SELLERS



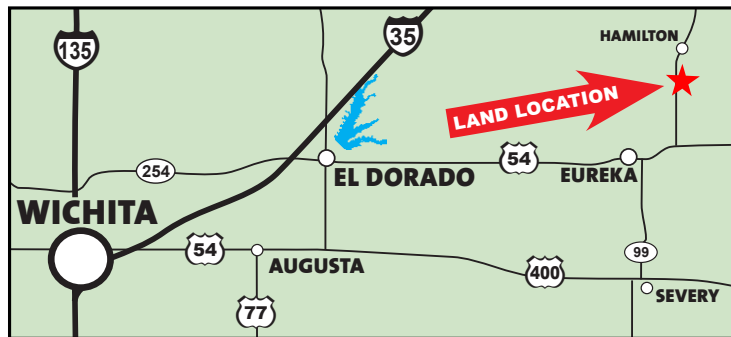
PROPERTY DESCRIPTION: 154+- acres of Greenwood County Kansas pasture with a House/Cabin, 5 Acre Lake, 3 additional ponds, Bernard Creek, Timber

LEGAL DESCRIPTION: The Southwest Quarter (SW4) of Section 35, Township 24 South, Range 11 East of the 6th P.M., Greenwood County, Kansas. LESS: The West 40 feet of the Southwest Quarter (SW4) of Section 35, Township 24 South, Range 11 East of the 6th P.M., Greenwood County, Kansas. (For Highway Purposes) LESS: Beginning at a point 215 feet North and 50 feet East of the Southwest corner (SW/c) of Section 35, Township 24 South, Ranges 11 East of the 6th P.M., Greenwood County, Kansas; thence in a Southeasterly direction (S73°45'E) a distance of 627 feet; thence Easterly (S89°00'E) a distance of 2013 feet to the South Quarter Corner of said Section 35; thence South 20 feet; thence West a distance of 2045 feet; thence in a Northwesterly direction (N73°45'W) a distance of 545 feet; thence North 50 feet to the point of beginning. (For Public Road)

LAND LOCATION: 4 Miles South of Hamilton on HWY 99.

2017 REAL ESTATE TAXES: \$971.42.

TERMS: Earnest money is \$25,000 down at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before October 26, 2018. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is not selling subject to financing or inspections. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.



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