

89 ACRES ON ROCK CREEK IN CHASE CO.

WILDLIFE & ROCK CREEK

**OPEN
HOUSE
2-5 pm
Sunday
3/26/17**

AUCTION

10:00 AM • SATURDAY, APRIL 8, 2017 - Real Estate will sell at noon.

Property of Elizabeth "Betty" J. Pinkston and the late Phill Pinkston

Auction Location: 1339 Rock Creek Rd., Cottonwood Falls, Kansas 66845

DIRECTIONS: From Cottonwood Falls, go 7 miles South on Hwy. 177 to Rock Creek Rd. (Bazaar Schoolhouse) Turn west on Rock Creek Rd. go 4 miles to property.



AUCTIONEER'S NOTE: It has been years since we have had an opportunity to sell property in the Rock Creek Valley of Chase Co! So much diversity in 89 acres, this property really has it all. You will love the views in every direction from the high country on the south and the crystal clear spring fed water of Rock Creek. This has been home to Phill & Betty since 1949, Betty has moved to town, so here is your opportunity. Either make it your full time home or a weekend getaway, you will only have 4 miles of gravel. We look forward to showing you this one of a kind property!

REAL ESTATE (will sell at noon)

ADDRESS: 1339 Rock Creek Rd, Cottonwood Falls, KS 66845



BRIEF LEGAL: The West one-half of the Southwest Quarter of the Northeast Quarter (W/2 SW/4 NE/4) and the West one-half of the Southeast Quarter (W/2 SE/4) of Section One (1) in Township Twenty-One (21), South, Range Seven (7), East of the Sixth P.M., AND All that portion of the northwest (NW/4) of Section one (1), Township twenty-one (21) South, of Range seven (7) East of the Sixth Principal Meridian, lying south and east of the Public Road, known as the Rock Creek Road, in Chase County, Kansas containing 89 acres more or less.

2016 TAXES: \$1,310.13. Seller's minerals pass to the buyer.

DESCRIPTION: This property has it all! Approx. 89 acres of beautiful Flint Hills in Chase Co with Rock Creek flowing through the property. There are approx. 63 acres of Native Grass and timber and 26 acres of cropland. The Native Grass pasture sits to the south and rises high above the valley with beautiful views in every direction. Rock Creek flows from west to east and is spring fed with a rock bottom and a small waterfall. The timber lines the creek and covers the foot of the pasture that transitions into the cropland. With abundant wildlife, you will want to watch the video of some large whitetail bucks we have seen! The cropland lays south of Rock Creek and consists of the following soils: 63.2% Ivan Silt Loam, occasionally flooded and 36.8% Reading Silt Loam, rarely flooded. Located 4 miles west of Bazaar, rarely do properties in the Rock Creek Valley ever come available, don't miss your opportunity to own a piece of the Flint Hills!

**FSA INFORMATION:**

FORMATION:		Base	PLC-Yield	
DCP Cropland	25.14	Soybeans 20.70	21	Total Base Acres 20.70

IMPROVEMENTS: The improvements sit at the north end of the property and consist of a one story home built in 1910. The 904 sq. ft. of living area has one bedroom and one bathroom. There are updated windows and CH/CA. The home will need some updating and improvements, here is an opportunity to make it like you want! Other improvements include a 40x24 building and an older style horse barn. The property has a well that has been used for outside water use and the house is currently hooked up to a cistern.

OPEN HOUSE: Sunday, March 26, 2017 from 2:00 - 5:00 pm or any other time by appointment.

REAL ESTATE TERMS: Earnest money deposit of \$20,000.00 due day of auction at signing of contract made payable to Lyon Co. Title. The balance is due at time of closing on or before May 15, 2017 at which time buyer will receive appropriate deed. Title insurance fees and closing fees of the title co are split 50/50 between the buyer and seller. The property is being sold with an ag lease on the cropland, the current cash lease is for all harvestable crops in 2017. The buyer shall receive the cash lease of \$40 per acre based on 26 acres. There is no lease on the pasture, early possession for qualified buyers will be considered so that the buyer can prepare for the 2017 grazing season. The Buyer will receive full possession of the home at time of closing. The 2017 taxes will be prorated to the date of closing based on 2016 amounts. Property is not sold subject to financing. All financing arrangements must be made prior to the auction. All information has been gathered from Chase Co. sources and is deemed reliable but not guaranteed. All statements day of auction take precedence over advertisements. This property will be sold "as is" in its present condition. You, the buyer, make your own inspections and rely on your own knowledge. Sellers and Auction Company do not make any assumptions or warranties.

PERSONAL PROPERTY (starts at 10:00 AM)

VEHICLE: 1987 Mercury Grand Marquis LS, PW, PL, shows 18,859 mi (likely rolled over);

ANTIQUES, COLLECTIBLES & PRIMITIVES: Large Bead Board Cabinet; Possum Belly Kitchen Cabinet; Hoosier Type Kitchen Cabinet; Wicker Patio Set (2 chairs, couch, table); Hull Pottery Bow Knot Whiskey Broom Wall Pocket B-27-8"; Spur Ashtray; Dairyland Kree-Mee Wood Cheese Boxes; Virgilines Mirror/Calender 1968; Vintage Post Card Chase Co; Paul Sidler Strong City Yard Stick; Cast Wall Lamp; Niloak Vase; Metal Lunch Pail & Match Box Holder; AT&SFry Tin Water Ladle; Pair of Single Wash Tubs w/ Stands; Texas Ware Trays; Juice Glasses; Lots of Frankoma Pottery (covered butter dish, S&P, platter, tea pot, misc); Decorative End Table; Vintage Magnet Board; Large Horse Picture; Hand Painted Divided Dish, Japan; Wrought Iron Planter; Fairmont Egg Cartons; Western Scene by Dena Kleinsorge; CC Courthouse Cards; Misc Vintage Toys, Plastic Farmall Tractor; Leather Fringe Jacket; Pair Small Finger Oil Lamps; Red Enamelware; Metal Kitchen Base Cabinet; Concrete Bird Bath & Misc Yard Art; Cistern Pump; Cream Can; Vintage Yard Cart; Galvanized Water Can; Antique Spoke Metal Rims;

HOUSEHOLD & APPLIANCES: Haier 32" LED LCD TV (32E3000); Maytag Centennial Washing Machine (Newer); Staber HD Dryer; Frigidaire Refrigerator, 17.0 cu ft; Samsung Blue-ray Player; Corningware; Magazine Rack/Lamp/End Table; Phillips CD Stereo; Wahl Animal Groomers; Keurig Machine; West Bend Stainless Steel Microwave; Solid Wood Bed Frame; Hoover Vacuum;

YARD & SHOP ITEMS: Toro Wheel Horse 13-38 HXL Riding Mower; ServiStar 3.5/20 Push Mower; Fishing Pole; Newer Yard Cart; Shop Dolly; Shop-Vac 12-gal 4.5-hp; Hand Sprayer; Fuel Tank on Stand; Wheel Barrow; Weed Eater Feather Lite SST25; Salvage Plow, Harrow, Disk, Feeder, Spreader, Truck Bed Trailer, T-Posts, Wire, Misc.;

PERSONAL PROPERTY TERMS: Cash, approved check or credit card with 3% processing fee on all credit card transactions. All statements made day of auction take precedence over advertisements. Owners and auction company not responsible for accidents or theft. Nothing removed until settlement has been made.

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