

MOUND CITY, KANSAS - LINN COUNTY

118.02 Acres Recreational/Farm Land Auction

Tuesday, October 15, 2013 @ 7:00 PM

Auction Held at: F&M Community Hall, 427 Main Street, Mound City, Kansas

Register at www.adamsauctions.com for Online Bidding!!!

Property Address: Leasure Road, Mound City, Kansas
Property Viewing: Saturday, October 12 ~ 10:00 am - 12:00 PM



90 Minutes from downtown Kansas City
1 Hour from Olathe, Kansas
5 Minutes from Mound City

Mineral Rights
Transfer with Property

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
8302	Verdigris silt loam, Occasionally flooded	40.0	33.8%
8663	Clareson-Rock Outcrop complex, 3 to 15 percent Slopes	6.7	5.7%
8789	Lebo channery silty clay loam 15 to 30 percent slopes	37.5	31.7%
8911	Summit silty clay loam, 1 to 3 percent Slopes	30.4	25.8%
8961	Woodson silt loam, 0 to 1 percent slopes	3.5	3.0%

This 118.02 Acres located in Linn County Kansas, has something for everyone. The landscape is dominated by hardwood ridges and meandering wooded creek bottoms. Pinch spots and funnels are everywhere on this premier hunting property, creating ideal ambush points to harvest a Kansas giant. There is also 30 tillable acres currently being farmed, and another 10 or so acres that could easily be turned into fantastic food plot locales. Property also holds a good flock of turkeys, and has good habitat for quail and rabbits. Ideal for horses or ATV riding as well.



County: Linn
Section: 15 Township: 21 Range: 23
Parcel ID #: 054-135-15-0-00-00-004.00-0
'12 Taxes: \$543.10
Current Zoning: Agricultural
(re-zoning to FR expected in near future, physical address will be created)
Rural Water available at Road,
No Meter is Set

Directions: From Mound City, take Highway 7 north approx. 6 miles, then turn left on Leasure Road. Follow Leasure Road approx. 1 mile to entrance of property on right.



332.80 Sq. Ft. Cabin
w/ Electric and Loft



Owner: SAC Enterprises LLC



Darrell E. Simnitt
Listing Agent/Realtor®
Auctioneer
(785) 231-0374 (mobile #)



Professional Real Estate Auctions by:



www.simnittauction.com

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TERMS:
\$20,000 DOWN DAY
OF SALE
ON REAL ESTATE
BALANCE DUE IN 30 DAYS
6% BUYERS PREMIUM
ANY ANNOUNCEMENT MADE DAY
OF SALE TAKES PRECEDENCE
OVER ANY PRINTED MATERIAL.
LIST SUBJECT TO
CHANGE WITH OUT NOTICE.
LIC # BR00008385