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P.O. BOX 225, BURLINGTON, KS 66839 ♦ PHONE: (620) 888-3040 ♦ FAX: (620) 888-3044 ♦ EMAIL: INFO@VAUGHNROTH.COM ♦ WEBSITE: VAUGHNROTH.COM

## PROPERTY DETAILS - Brown 320

**Common Name:** Brown 320 - 60th Rd and Osage Rd.

**Legal Description:** The North Half of Section 12, Township 26 Range 15 East of Woodson County, Kansas.

**Property Size:** 320 acres more or less.

**Location:** 60th Rd and Osage Rd., Yates Center, Kansas.

**Directions:** From Yates Center - Take Highway 75 for 3.5 miles south to 70th Rd. and turn east. Take 70th Rd. for 1.75 miles to Osage Rd. and turn south. Proceed 1 mile south on Osage Rd. and property begins on west side.

**Property Description:** This offering is 320 acres more or less and is an immaculate representation of our legendary Kansas native grass that puts the pounds on cattle during the heat of summer when other grasses fade. The pride of the long-time tenant is obvious, and we applaud his stewardship. There's an excellent north-south division fence splitting this property into two Quarters with the east Quarter featuring yet another division fence from east to west. The west Quarter features very clean native hay meadow as well as 35.28 acres of tillable consisting of Dennis and Kenoma soils. There are sizable ponds in each Quarter and rural water at the intersection of 60th and Osage Rd. Line capacity and water meter availability can be obtained from the Rural Water District. This parcel is being offered in two individual Quarters as well. Possession will take place at closing or after harvest of the currently growing 2018 soybean crop, whichever is last. Seller's mineral interests transfers to the Buyer. This is an exceptionally high-quality tract with a tremendous stand of grass and lots of water! Call Charly Cummings for details and a tour at 620-496-7108.

**Possession and Tenancy:** Possession will take place at closing or after harvest of current growing 2018 soybean crop, whichever is last.

**2017 Taxes:** \$1,649.83

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Bidder Signature

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Date

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Bidder Name (print)

