155 AC +/-
2 TRACTS

REAL ESTATE AUCTION

COFFEY CO

MONDAY EVE, JAN. 22nd, 2018
BEGINNING AT 7:00 PM

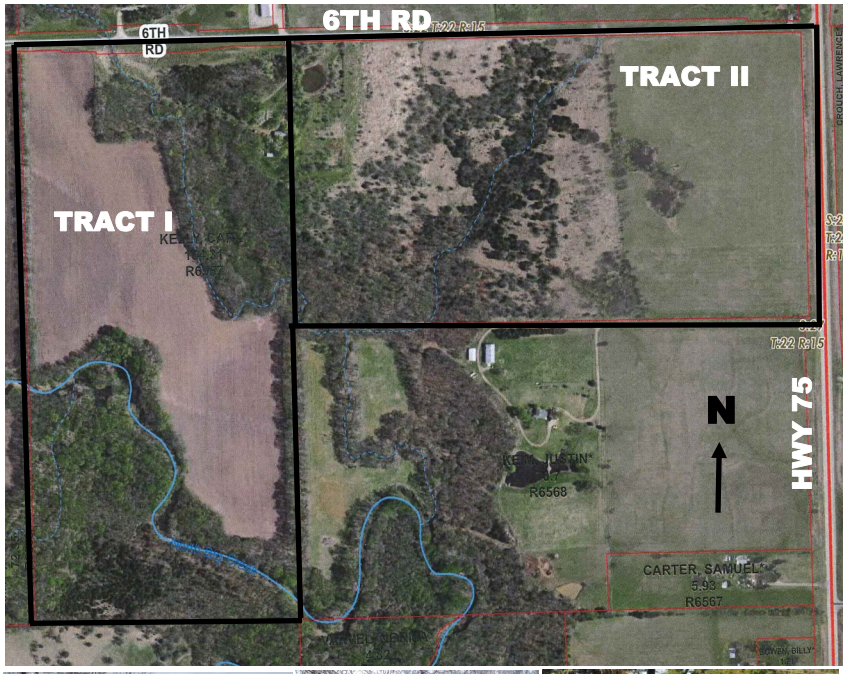
AUCTION LOCATION: BURLINGTON SENIOR CENTER, 202 NEOSHO ST., BURLINGTON, KS (2 blocks east of HWY 75/4th St)

TRACT I: 79 ac +/- with 1950's 3 bedroom, 1 bath ranch style home. Hardwood floors throughout. Full unfinished basement. Home needs updated and is considered unin-habitable because of non-potable well and failed waste water system (Sells strictly 'AS IS' Condition). There are two older outbuildings, 32 acres +/- of tillable with balance in timber (possible logging potential), Big Creek meanders through south half of property and there is a small amount of grassland. Great wildlife habitat. Road frontage along 6th Rd. Located 5 miles south of Burlington, KS on HWY 75, then 1/2 mile west to northeast corner (1249 6th Rd SW, Leroy, KS). E 1/2, NW 1/4 of 27-22-15, Coffey, Co. 2017 Taxes $883.41

TRACT II: 76 ac +/- with 30 ac +/- native hay meadow with balance in pasture with moderate to heavy brush and trees adjacent to Tract I to the east. There are two ponds and an upright silo. Frontage along HWY 75 to east and 6th Rd SW on north. N 1/2, NE 1/4 27-22-15, Coffey, Co. 2017 taxes $209.27

TRACT III: Combination of Tracts I & II.

*****OPEN HOUSE PREVIEW*****
SUNDAY, JAN. 7th
from 3:30-5:00 PM



TERMS & CONDITIONS

$15,000 as earnest money (non-refundable) on each tract and signature of binding contract day of auction, balance due at closing on or before February 22, 2018. Seller to pay 2017 taxes and all prior years in full taxes. Buyer to share Seller's title insurance equally and pay closing agent fee. Sells subject to easements, right of ways, restrictions of record and zoning regulations. **ALL POTENTIAL BIDDERS ARE ENCOURAGED TO HAVE ANY PROFESSIONAL INSPECTIONS THEY DESIRE, AT THEIR EXPENSE, PERFORMED BEFORE AUCTION. THE PROPERTY SELLS IN PRESENT EXISTING CONDITION WITHOUT WARRANTY, SURVEY OR ANY INSPECTIONS BY SELLERS, BROKER OR AUCTIONEERS.** The Property is not selling subject to loan approval. Prior financing should be made by Purchasers. Real Estate Licensees will be acting as Designated Seller's agents. Statements and forms of written contract day of auction take precedence over anything advertised. Buyer's agents who have registered successful buyers with auctioneer 72 hours prior to auction will receive $600 compensation at closing. **FINAL SALE SUBJECT TO SELLER CONFIRMATION.**

PROPERTY OF THE LATE GLEN & ROSA KELLY FAMILY

MILLER & MIDYETT REAL ESTATE—Jennifer Courtney, Broker
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