

# REAL ESTATE AUCTION

**THURSDAY EVE, FEB. 15th, 2018**  
**BEGINNING AT 7:00 PM**



**AUCTION LOCATION: KNIGHTS OF COLUMBUS HALL, 407 MAIN ST., NORTONVILLE, KS.**

**TRACT I:** 161 ac +/- with two bedroom, 2 bath walk-out ranch style home. One bedroom and bath on each floor (plumbed for additional 1/2 bath). Mostly finished basement. Second 4-5 bedroom, 1 bath dwelling has not been occupied for many years. Several older barns, sheds, silo and old one room school house. Property has rural water. All improvements are selling "AS IS" condition. Waste water system does not currently meet county regulations. Second dwelling is not compliant with county zoning. All county requirements on both dwellings will be sole responsibility of **BUYER**. There are 86 +/- tillable acres with balance in pasture, brush and homestead. Road frontage along Effingham Rd on west and 198th St on the south.

**TRACT I LOCATION:** From Nortonville, KS go 4 miles SW on HWY K-4 then 2 miles north on Effingham Rd (paved) to 198th St which is the southwest corner of property. SW 1/4 of 27-7-18, Jefferson, Co. 2017 Taxes are \$4334. FSA information on file.

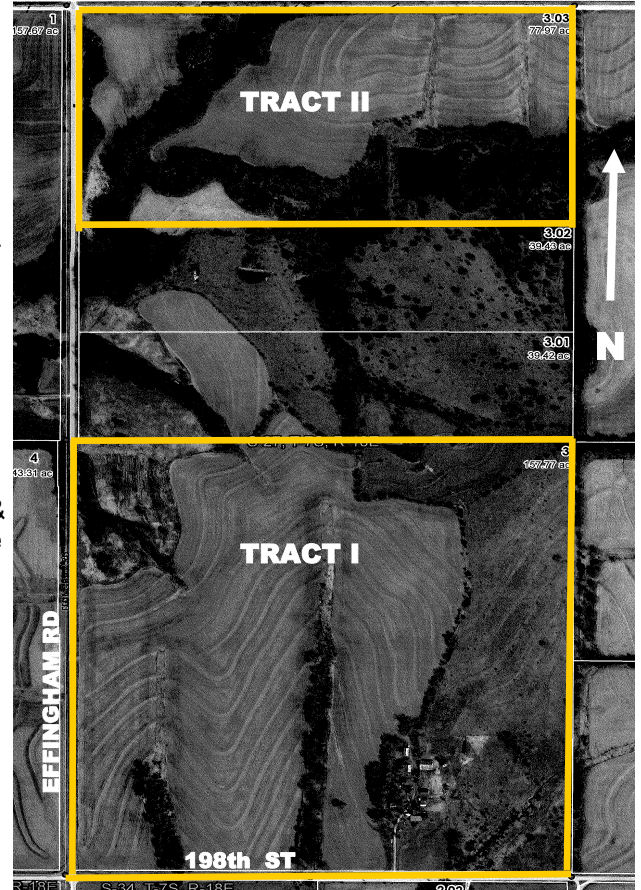
**TRACT II:** 80 ac +/- consisting of 43 1/2 ac +/- tillable with balance in stream and timber that meanders from north to south through the property.

**TRACT II LOCATION:** The northwest corner of the property is at the corner of 206th & Effingham Rd (paved). Legal: N 1/2, NW 1/4 of 27-7-18, Jefferson Co. 2017 taxes are \$1196. FSA information on file.

**\*\*\*OPEN HOUSE PREVIEWS\*\*\***

**SUNDAY, JAN. 28th: 3:30 to 5:00 pm**

**MONDAY, FEB. 5th: 3:30 to 5:00 pm**



**19864 NICHOLS RD, NORTONVILLE, KS**

**\*\*\*TERMS & CONDITIONS\*\*\***

TRACTS WILL NOT BE OFFERED IN ANY MULTIPLE COMBINATIONS: \$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 March 20, 2018. Seller to pay 2017 taxes and all prior years in full taxes. Buyer to share Seller's title insurance equally and Buyer to 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 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 BARBARA NICHOLS**



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