

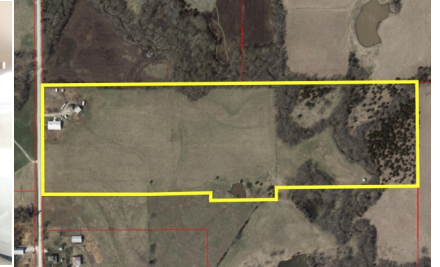
REAL ESTATE AUCTION

TUESDAY, JUNE 5th, 2018 @ 7:00 PM

Located at 7110 SW DAVIS RD., AUBURN, KS;
1 1/2 miles south of 57th on Davis Rd.
Auction to be held on site.

38.5 ACRES
EQUINE
FACILITY

SHAWNEE
COUNTY



PROPERTY DESCRIPTION: Equine facility on 38 1/2 +/- acres of mostly tame, fenced grass pasture with one pond. Featuring block and brick equine building with metal roof, four box stalls with full height dividing walls, 15' x 12' workroom with sink, storage/feed area, 21' x 10 1/2' loading area with overhead door, 38' x 34' multi-purpose collection area with dirt floor and large teasing mount, 78' x 12' open lean-to with 78' x 42' pipe fence corral and metal roof. Additional buildings include 900+ sq. ft. open floor plan office with kitchen (stove, refrigerator & microwave), two restrooms, open loft and FA/CA; 34' x 24' Morton building with three under-eave 11' x 46' pipe fence runs and 12' x 34' storage area; three approximately 10' x 20' livestock shelters and a large pipe fence corral.

LEGAL DESCRIPTION: 38 1/2 +/- acres in NW 1/4 of 7-13-14, Shawnee County, Kansas. Taxes \$2,695.66.

POSSESSION—MINERAL RIGHTS—RWD METER—WASTE WATER: Possession at closing on or before June 26, 2018. Seller's mineral rights go to Buyer at closing. Rural water meter will transfer to Buyer at closing. Seller's disclose the presence of septic tank (pumped with riser), however location, condition and extent of laterals are unknown. Property is sold as is with any and all waste water system repairs/replacements at the Buyer's expense and responsibility after closing.

OPEN HOUSE PREVIEWS: THURSDAY, MAY 17th & TUESDAY MAY 29th from 5:30—7:00 pm
Sale Day, TUES., JUNE 5th from 5:00 pm to sale time

TERMS & CONDITIONS: \$10,000 as earnest money (non-refundable) and signature of binding contract day of auction, balance due at closing on or before June 26, 2018. Seller to pay 2017 taxes and all prior years and a prorated share of 2018 taxes at closing based on 2017 taxes of \$2,695.66. Buyer to pay half of Seller's title insurance and 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. ALL MEASUREMENTS ARE APPROXIMATE. PROPERTY SELLS IN PRE-SENT 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 and transaction brokers will receive \$600 compensation at closing for successful registered buyer (that was registered with auctioneer at least 72 hours prior to auction).

WAYNE L. & KATHRYN B. HILL IRREVOCABLE TRUST; TOM FORD, TRUSTEE



MILLER & MIDYETT REAL ESTATE—Jennifer Courtney, Broker
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