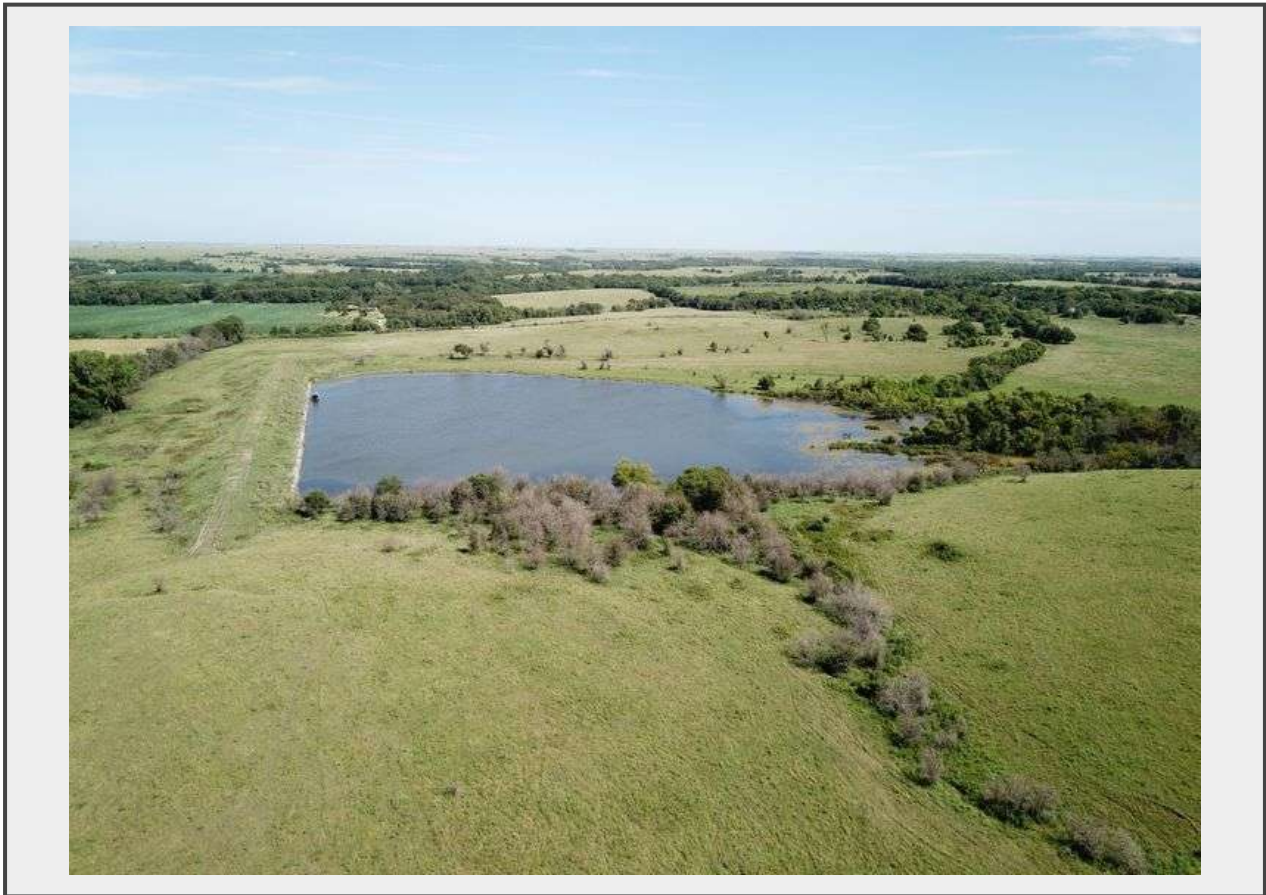


Sale Name: 299 Acres Cowley Co., KS - Rolling Native Grass Hills, 11 Acre Watershed Lake, Cool Season Grass, and Timber!

LOT 1 - 299 Acres Cowley Co., KS - Rolling Native Grass Hills, 11 Acre Watershed Lake, Cool Season Grass, and Timber!



Description

BIDS ARE PER ACRE - Final bid per acre will be taken times 299 to determine final contract price.

26701 22nd Rd., Atlanta, KS – 299 +/- acres of rolling native grass hills, featuring an 11 acre watershed lake, timber and tree rows, 2 additional ponds, and an old homestead (with rural water meter). This would make an excellent place for a cabin or home site with rural water already to the property! This is an excellent recreational property with tremendous hunting and fishing opportunity. This property provides a natural corridor for Whitetail deer moving from the crop fields to the west of the property to bedding areas to the east. Livestock grazing on this property is exceptional, with high quality, well managed native grass and a small percentage of cool season grasses in the northeast corner of the property. A full set of livestock working pens are present on the west side of the tract. The property is accessed by black top on the south property boundary and gravel on the west and north sides. This is a high quality, well managed sporting property with excellent income from summer livestock grazing, or the cover and additional cool season grasses make this a great place to winter livestock!

LAND LOCATION: From Latham, KS 6 miles south on Main/SE Quivera Rd. to 22nd Rd., then west ~2.5 miles, property is on the south. From Atlanta, KS 4 miles east on 32nd Rd., property is on the NE corner of 32nd Rd. and 251st Rd.

TERMS OF SALE: A non-refundable down payment/earnest money of \$40,000.00, to be applied to the purchase price, will be required at the close of the sale with the signing of the purchase agreement. The balance of the purchase price will be due at closing in certified funds. Property will not sell subject to financing, appraisal, inspections, or survey and is selling in its present condition without warranty. Buyer and Seller shall equally share the cost of the title insurance & closing fee. Closing date shall be on or before October 29th, 2021. Buyer will take immediate possession on approval of title & full payment of purchase price. Buyer shall receive all mineral rights belonging to Seller. Rural water & electric shall be transferred to Buyer upon closing. Inspection of property will be by appointment only and can be made by calling Alan Johnson @ 620-750-0093 or Lane Johnson @ 620-750-0217. **JOHNSON REALTY** will act as the agent for the Seller. Statements made the day of the sale will take precedence over any prior statements made or implied. Seller reserves the right to accept or reject the final bid.

2020 RE TAXES: \$1,308.74 – The 2021 taxes shall be pro-rated to date of closing. No special taxes.

LEGAL: 299 Taxable Acres in Section 17, Township 30 South, Range 7 East, Cowley County, Kansas. Long exact legal available by request.

EARNEST MONEY: \$40,000.00 - Due within 24 hours of auction close, in the form of check or wire transfer.

BIDDING: Bidding opens Tues., September 21st & ends Thurs., September 30th at 7:00 PM or once no additional bids have been placed for 2 minutes.

Quantity: 1



<https://bid.alanjohnsonrealty.com/>