

HOME & REAL ESTATE
AUCTION

PROPERTY OF LAURA ROSE

Saturday, September 6, 2008 at 2:00 PM

AUCTION LOCATION - BURNS COMMUNITY BUILDING, BURNS, KS

PROPERTY TO BE OFFERED IN 2 TRACTS

Property Location: North of Burns - at 30th Road & 77 Highway then 3 miles east.

TRACT #1 16 acres m/l in NW corner of NW 1/4 of 26-22-5 consisting of a farmstead and out-buildings with 11.08 acres of brome pasture that can be grazed or hayed. House is 1176 sq. ft. living space at ground level. Has an 816 sq. ft. basement (unfinished.)
Home has 2 bedrooms, large kitchen and dining area, one bathroom and living room. Home has central heat and air and all weather siding.
Taxes are approximately \$696.54. The exact legal description will be on the deed. There will be an open house on August 17, 2008 from 2:00 to 4:00 p.m.

OTHER BUILDINGS Property includes a very nice 40' x 30' horse barn with 2 stalls and outside pens. Also an older shop and garage and other small buildings.

TRACT #2 144 acres m/l of native pasture in NE 1/4 of 26-22-5. Exact legal will be on the deed. The grass is all bluestem. Has a very good pond. No trees. Has good access on all weather road. A large grain bin in pasture (needs work.) Mineral rights in tact.
Taxes are approximately \$460.62.

TERMS: Seller requires 10% down on each tract. The balance on each tract due on or before October 10, 2008 at which time a Kansas Warranty Deed will be given. Title insurance and closing costs will be split half to seller and half to buyer. Closing and escrow will be handled with Hannaford Abstract & Title Co. of Marion, Kansas. All financing arrangements are to be made prior to auction. Property to be sold in as is condition. All information has been gathered from Marion County sources and is deemed reliable but not guaranteed. Pasture land is under lease until October 15, 2008. Home is rented and tenant has 30 days from date of auction to move.

Sam Griffin Auction and Cline Realty & Auction are representing the seller. All financing arrangements must be made prior to auction. All statements made day of auction take precedence over printed material.

Call Sam Griffin at 620-382-7502 for showing or for more information.

"Sam says..." "Here is an excellent opportunity to live in the country, yet only 3 miles from Highway 77. Home is on a rise with a beautiful view. The small acreage and barn makes this a very nice place for horses. Second tract consists of a clean 144 acre pasture with good water to go along with the first tract, if you so desire."

For more information and photos, go to: <http://kansasauctions.net/samgriffin/>

Sam Griffin Auction

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Selling the Heartland

Cline Realty & Auction – John Cline, Broker