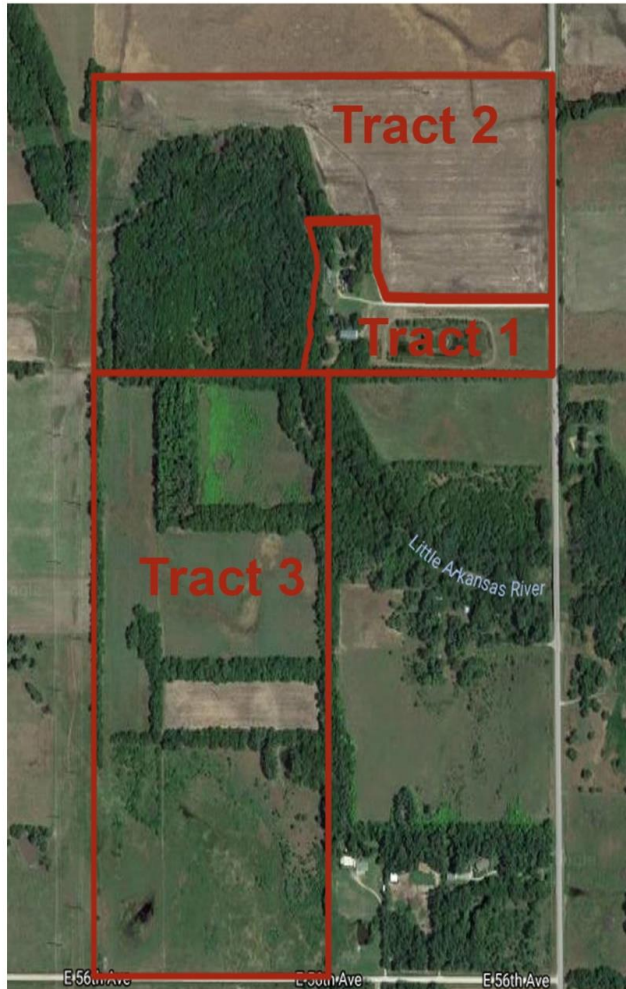


# Real Estate Auction

Thursday, Apr. 27 6:30 PM  
6303 N Buhler Rd, Buhler, KS



## HUNTERS PARADISE



**Auctioneer's statement:** This hunter's paradise has over 157 acres of; mature timber, tillable farm ground, CRP grass, ponds, native grass, and Little Arkansas River. Located on a hard surfaced road within 10 miles from Hutchinson, a half mile south of Buhler. The property will be offered in three tracts with 6 different lot combinations. Tract 1 has a three bed, two bath home, 40 X 90 Astro shop building - with concrete floor, and several other buildings including an old dairy barn partially converted with improvements. The tract also has a pond. Tract 2 and 3 are land only.

### Open House/Guided Tour:

Thursday April 6 6:30 -8:00 PM.  
Sunday April 9 1:00 - 2:30 PM  
Sunday April 23 1:00 - 2:30 PM

**Sellers:** Tract 1 & 2 Marilyn B Johnson  
Tract 3 Delbert & Patricia Tieszen

**Directions:** From Hutchinson take 30th ave 5 miles to Buhler rd. Turn north on Buhler Rd 2.5 miles to auction location. From Buhler go 1/2 mile south to auction location. From Wichita take hi-way 96 to Haven. Go north on S. Haven Rd/Buhler Rd 15.5 miles to auction location.



**Buyers Premium:** There will be 10% Buyers Premium added to the final bid.

**Broker Participation Recognized:** 3% Broker Participation is offered. Any Kansas licensed broker/Agents is eligible if they pre-register with the auctioneer or KSI Realty by 5 PM 4/26/17.

## 10% BUYERS PREMIUM



FOR A COMPLETE BROCHURE AND MORE PHOTOS GO TO [WWW.WEDELAUCTION.COM](http://WWW.WEDELAUCTION.COM)



**LISTING AGENT**  
**KEITH SCHRAG**  
KSI Realty and Insurance  
135 S. Christian  
Moundridge, KS 67107  
Office 620-345-8600



**AUCTIONEER**  
**TROY WEDEL**  
Four Seasons Realtors  
1020 N. Main  
McPherson, KS 67460  
620-242-6999





**Order of Sale:** The property will be offered in three tracts in six lots for bidding. All bids are open for advancement until the auctioneer announces that the property is sold or closes the bidding process. All decisions of the Auctioneer are final. No absentee or telephone bids will be accepted without prior approval of the auctioneer or listing agent. Property is not selling contingent upon buyer obtaining financing. Property will sell subject to seller's confirmation.

**Terms:** Earnest money is non-refundable and due auction day. The balance is due at closing.

**Earnest payment:**

| Lot Number | Property        | Required Earnest Money |
|------------|-----------------|------------------------|
| Lot 1      | tract 1         | \$10,000               |
| Lot 2      | tract 2         | \$15,000               |
| Lot 3      | tract 3         | \$20,000               |
| Lot 4      | tract 2 & 3     | \$35,000               |
| Lot 5      | tract 1 & 2     | \$25,000               |
| Lot 6      | tract 1, 2, & 3 | \$45,000               |

**Closing:** Closing will take place at Kansas Secured Title on or before May 26, 2017. The balance of the purchase price will be payable at closing in certified funds. The cost of the title insurance and escrow closing services will be paid evenly by buyer and seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither the agent nor the seller makes any guarantees or warranties as to its accuracy. All sketches, dimensions and figures are approximate or "more or less" Any announcements made auction day by the Auctioneer will take precedence over any previous printed materials or oral statements.

**Minerals:** Mineral rights will transfer to buyer upon closing.

**Taxes:** 2016 taxes

|                      |            |
|----------------------|------------|
| Tract 1 & 2 combined | \$2,385.50 |
| Tract 3              | \$ 215.57  |

**10% BUYERS PREMIUM**

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**Condition:** the sale is subject to all easements, covenants, restrictions of record. Most of the property is in the floodway or flood plain. Each bidder is responsible for condition, at their own inspections, inquiries and due diligence concerning the property. All property is sold "As Is, Where Is" basis with no warranties or guarantees either expressed or implied, by the seller or the agent and without recourse.

**Zoning, Floodway and Flood Plain:** Property is outside of any city limits in Reno County but subject to the City of Buhler's zoning office. Most of the property is in the floodway or flood plain. If the home should sustain 51% or more damage it is not located in an area that would be eligible for rebuild. The home was built in 1930 and HAS NEVER FLOODED.

**Tract 1:** 15 acres of land and a farmstead. The farmstead has a one story 3 bed, 2 bath, home with a full basement. 2,186 sq. ft. livable space. A detached garage, 40 X 90 Astro shop building build in 1983 with concrete floor, 16 foot side walls and 12 foot doors. A barn partially remodeled with unfinished livable space and several other farm buildings. The land includes river bank, trees, and a pond. Possession at closing.

**Tract 2:** 62.95 acres consisting of tillable ground, Little Arkansas River, mature trees – including black walnut, and grass. Most of trees are land locked by the river if you do not also purchase Tract 3. The tract has all kinds of deer tracts and wildlife activity. According to the tenant 35 acres are tillable ground currently planted to wheat. Possession of the tillable ground after the 2017 wheat is harvested. Seller retains all their interest in the planted wheat crop. Possession of the balance at closing.

**Tract 3:** 79.36 acres of hunting paradise. The tract consists of tillable ground currently fallow or in the CRP program, trees, including black walnut, CRP grass, native grass. This tract would also provide easy access to the land west of the river on tract 2. Small pond, all kinds of deer tracts and wildlife activity. 22.65 acres of CRP ground contracted for 10 years (10-1-2016 through 9-30-2026) at \$57.65 per acre. Buyer would receive the remaining 9 annual payment of \$1,306. Wheat



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MULTIPLE LISTING SERVICE

**MLS**



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