



# ABSOLUTE



**COWLEY  
COUNTY  
LAND**

# AUCTION

## Thursday, July 13, 2017 • 6:00 PM Sharp

### AUCTION HELD ON SITE

#### DIRECTIONS

East of Mulvane & south of Rose Hill. From the intersection of SW 240th and Butler Rd go south 1 mile to 12th Rd; then east ¾ mile to property.

#### PROPERTY DESCRIPTION

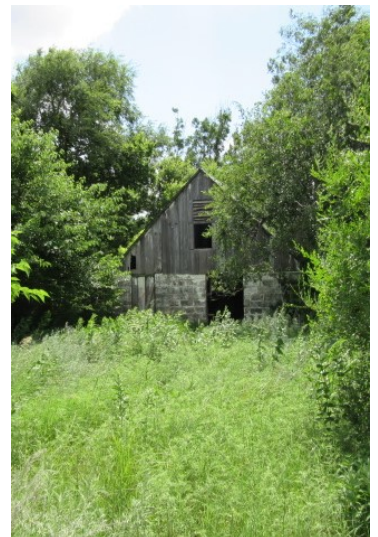
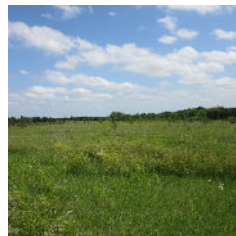
This 53.1 acre property is a fantastic building site. It includes the old farm stead with all of the trees and several old barns. The entire old farm yard is secluded and surrounded by trees. The balance of the property includes lots of trees and timber, pasture and a pond. This is a one of a kind property and hard to find with all of the character and only ¾ of a mile to black top. If you have been looking for that country getaway this is it. **2016 Taxes: \$135**

#### TERMS

All bidders will be required to register at sale, or for registration prior to sale call 316-775-7717. All successful bidders will be required to sign a Contract for purchase and deposit 10% of total bid price as earnest money to be held in escrow. The earnest money will be applied to the purchase price at closing. Sale will not be subject to loan requirements the sale will be final and any loan requirements will be the buyers responsibility. If a successful bidder (buyer) does not consummate the same according to the contract, the down payment will not be refunded. Payment is balance in immediately available certified funds at closing on or before August 11, 2017. Cost of title insurance and closing fee will be split 50/50. Preliminary Title is ordered through Kansas Secured title. Possession will be at closing. **There will be a 10% buyers premium added to the final bid price.**

#### ADDITIONAL TERMS AND CONDITIONS

For additional Terms, Conditions and Information visit <https://www.sudduthrealty.com/auctions/> and click on downloads.



View More Pictures and Info Online at  
**[www.sudduthrealty.com](http://www.sudduthrealty.com)**



*Announcements Made Day of Sale Take Precedence Over Printed Matter.*



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