

320 acres of
Coffey County
Grass

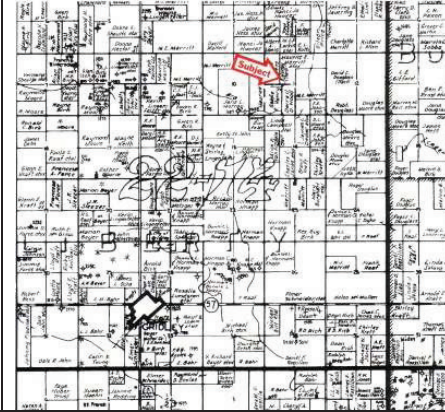
REAL ESTATE AUCTION

Joe Biggs & Associates, Inc

www.joebiggandsassociates.com

Watershed
Lake

Thursday, November 17, 2011 – 7:30 p.m.
New Strawn Community Building in New Strawn, Kansas.



LEGAL DESCRIPTION: The East Half of the Northwest Quarter, the Northeast Quarter and North Half of the Southeast Quarter of Section 11, Township 22, Range 14 East of the 6th P.M.—Coffey County, Kansas-- 320 acres more or less.

LOCATION OF THE PROPERTY: From Burlington, Kansas go west on Kennebec, (turns into 12th Rd.) to Homestead Road, approximately 5 miles. Turn south on Homestead Rd. and go south to 9th Road. The property is on the Southwest corner at 9th and Homestead Rd. Looks for the signs.

TYPE OF PROPERTY: This is a 320 acre tract of grass with a 20 acre watershed lake. This property has fences and road access with nice location.

TERMS: Seller requires 20% earnest money payable on the day of the sale with the balance due in full at the time of closing—approximately 30 days.

CONDITIONS: This sale is subject to all easements, restrictions, covenants, leases, and zoning regulations of record.

MERCHANTABLE TITLE: The Seller agrees to furnish a Title Insurance Policy for the amount of the purchase price with the cost split equally between the Buyers and the Sellers.

POSSESSION: The Buyer will receive full possession of the property at the time of closing.

MINERALS: All of the Seller's mineral interests transfer with the Real Estate at the time of closing.

TAXES: The Seller will pay the 2011 taxes. There will be no pro-ration of taxes.

To obtain more information or make arrangements to view the property, please call the Selling Agent at the listed phone number. All announcements the date of the sale takes precedence over all previous printer material or advertising. Joe Biggs and Associates, Inc. is the agent for the Seller in this transaction. All information is obtained from sources deemed to be reliable but are not guaranteed by the Seller or the Selling Agent. This sale is not subject to the Buyer obtaining financing. All financial arrangements should be made prior to the sale. The Seller and the Selling Agent are not responsible in case of accidents.

AUCTIONEER'S REMARKS: This is a nice tract of ground being offer at public auction. This is an opportunity to buy a 320 acre tract of grass, with watershed lake. Nice location for a cattle operation with water and fences, road access and also an opportunity to hunt or fish. The tract has a lot to offer. Take a look!! **COME TO THIS SALE PREPARED TO BUY—WE APPRECIATE YOU BEING THERE.**

SELLER:

St. Francis Xavier Church
Selling Agent:
Joe Biggs & Associates, Inc
1875 19th Road NE • Waverly, KS 66871
(785) 733-2893 or (620) 341-0617