

ONLINE REAL ESTATE AUCTION

AUCTION OPENS JUNE 22, 2017 AT 10:00 AM
AUCTION STARTS TO CLOSE JUNE 28, 2017 AT 10:00 AM

84 ACRES • MARY LANGE LIVING ESTATE



399th & Lookout Road, Miami County, Kansas

*U.S. 169 Highway to the K-7 exit, South on K-7 to Lookout Road,
South 1 mile to the property on East side of Lookout Road.*

Real Estate: This property is located at 399th & Lookout Road in Southern Miami County. The property is all seeded into legume grasses and expired from CRP program. There are approximately 10 acres of timber and an old home site on the property. The remainder is all in legume grasses. Terraces were installed on the Eastern portion of the property. There is an abundance of wildlife in the area; with proper wildlife management this could increase on the property. The property could be used for hay production or placed back into crop production. 2016 real estate taxes were \$195.08. When your on the East side of this property there is a panoramic view.



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REAL ESTATE SELLS ONLINE ONLY!



Auction Arranged & Conducted by:

Dave Webb, Webb Realty Auctions & Appraisals
Stilwell, Kansas • www.dlwebb.com • 913-681-8600



MARY LANGE LIVING ESTATE

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**399th & Lookout Road
Miami County, Kansas**



AUCTIONEER'S NOTE: This property has been in the Lange family for in excess of 35 years years. It is being sold to assist in her long term care. If you have been looking for a fine property in Southern Miami County, this property is for you. LOG ON BROWSE, BID, AND BUY THIS PROPERTY.

Real Estate Terms: 10% down day of auction balance due upon closing, not to exceed 30 days Landmark Title Company to handle closing. Title insurance & closing cost split 50% / 50% buyer-seller. Property sells subject to easements, restrictions, and covenants if any of record. The auctioneers Webb Realty are agents of seller only. Property sells as is where is without warranty expressed or implied. Auction subject to estate approval, Possession at closing. All information is from sources deemed reliable, however accuracy is not guaranteed. Each bidder is responsible for conducting their own independent due diligence concerning the property.

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AUCTION Needs!



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