



GRASSLAND • HOMESITE(S) • INVESTMENT • HUNTING



AUCTION

THURSDAY, NOVEMBER 15, 2018 — 7:00 PM

Auction Held at Legion Hall — **OLSBURG, KANSAS**

391 Acres Well-Maintained Native Grass Pasture bordering Tuttle Creek Reservoir in Western Pottawatomie County, Kansas



DIRECTIONS: From Tuttle Creek Dam (NE of Manhattan), follow Hwy. KS 13 NE for 2 3/4 miles to Carnahan Road, then NW for approximately 4 miles to Wildflower Road then South approximately 2 miles to the NE corner of the property.

WATCH FOR REAL ESTATE SIGNS! For a Showing, Please call Steve Murray, 785-556-4354

LEGAL: Tract in 35-8-7 in Pottawatomie County, KS

TERMS: 10% earnest money the day of the auction with the remainder at closing on or before December 18, 2018. Title insurance and escrow fees to be shared equally. The sale is not contingent on financing and all inspections should be conducted prior to the auction at bidder's expense. Murray Auction and Realty is acting as an agent for the seller. All information obtained from sources deemed to be reliable but not guaranteed. Statements made day of auction take precedence over printed material. **Bank Letter of Credit Required to obtain Bidding Number.**



AUCTIONEER'S NOTES:

This is a FANTASTIC property with Beautiful Hilly Terrain and the most Breath-Taking Views of Tuttle Creek imaginable. The grass has had great care with annual spring burns to maintain its quality. This will be the first ownership change since the building of Tuttle Creek. Many options available.

Don't Miss This ONCE-IN-A-LIFETIME OPPORTUNITY!

See website below for additional pictures!

SELLERS: PHILLIPS BROTHERS

MURRAY AUCTION & REALTY

Steve Murray, Broker/Auctioneer • 785-556-4354

www.murrayauctionandrealty.com

