

WEIGAND AUCTION

Thursday, October 18, 2018 at 7 PM

Cowley County Land Auction – 75.4 Approx ACRES

Directions: East of Winfield on hwy 160 to CC#1 then North 2 miles to 142nd

16295 142nd Rd, Winfield – Onsite Auction

Sellers: Robert Shaver Estate



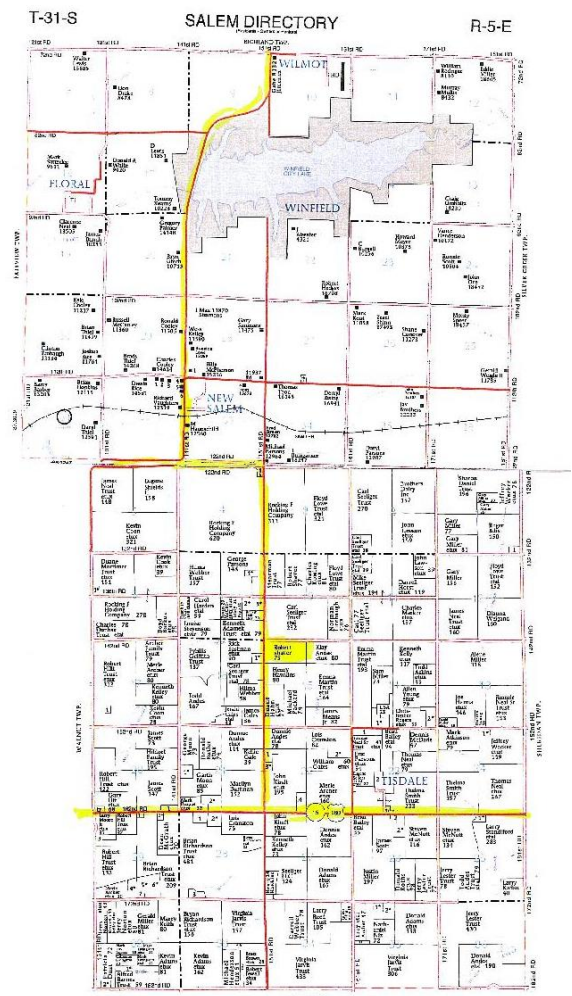
Great Location! Blacktop frontage!

Abundant Trees! Recreational/Hunting!

75.4 Acres with approximated 40+ acres tillable and balance in pasture/native grass. 32x60 Metal building,

Newer windmill, Homesite, and old barn.

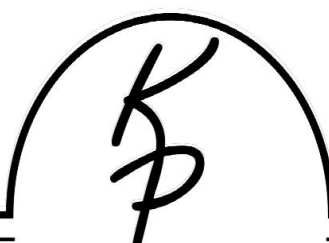
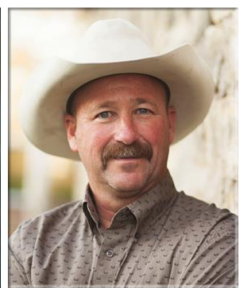
Located near Winfield City Lake – 8 miles Northeast of Winfield.



LEGAL: S15, T32, R05 Acres 75.4, N1/2 NW ¼ Less Row

Terms: The successful Bidder will be required to sign a purchase contract at the end of the auction and deposit **\$10,000 earnest money to be held in escrow at Security 1st Title**. The earnest money will be applied to the purchase price only at closing. **Offer is not subject to financing.** If a successful bidder does not consummate the sale according to the contract, the earnest money will not be refunded. **Closing:** Payment is cash at closing on or before November 19, 2018. Cost of title insurance and closing fee will be split 50/50 between Buyer and Seller. **Possession:** Homesite and pasture at closing. Possession of tillable after 2018 fall harvest. **Taxes:** Taxes are \$958.38 will be prorated for 2017 from first of the year to closing date. All prior year taxes will be paid by Seller. **Minerals:** All minerals owned by seller pass to new buyer. Minerals are believed to be intact. **Agency disclosure:** J.P. Weigand & Sons, Broker and Auctioneer have not and will not be an agent of prospective bidder. Information given to Broker and Auctioneer will be disclosed to the Seller. **Sale is subject to confirmation of Seller. Disclosure:** Properties are selling in their present condition and are accepted by buyer(s) without any expressed or implied warranties or representations from the seller(s) or his (her) own due diligence prior to bidding on any property. It is the responsibility of the prospective purchaser(s) to conduct his or her independent inspections, investigations, inquiries, and due diligence concerning the property prior to the auction day. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)/Auctioneer(s).

Announcements made the day of the auction shall take precedence over anything previously stated or printed



Weigand Office (620) 488-2785

Ken Patterson, *auctioneer* (620) 218-1713

Rick Hopper, *auctioneer* (620) 229-3590

Cathy Sheets, *broker* (316) 215-1359



Ken Patterson Auctions — RHauctions.com

Terms: cash or check with approval & proper ID on personal property only. All items must be paid for before removal. Not responsible for accidents. Announcements made day of sale take precedence over printed matter.