

NORTHEAST KANSAS MULTI-PAR HOME AND LAND AUCTION

Thursday November 10, 2016, 7:00pm

(Registration starts at: 6:15)

AUCTION LOCATION: Ozawkie Township Hall, 524 Kiowa Drive, Ozawkie, KS

OPEN HOUSE PROPERTY PREVIEWS (Property information packets available):

Tuesday Nov. 1, 4-6pm and Sunday Nov. 6, 1-3pm

PROPERTY BEING SOLD: 12002 K4 HIGHWAY, OZAWKIE, KS



TRACT 1: Location, location! Help yourself to this 4 bedroom, 1 bath, 1 ½ story farm home. Nestled at the end of a long, tree-lined drive, this 1,376 sq. ft. m/l home has been cared for by the seller for the past 48 years. Situated on 47 acres m/l, the property features a barn and numerous other outbuildings. Acreage includes grass, trees, and nice pond. Frontage on K-4 and 122nd Street. Welcome to the country life!

TRACT 2: Tons of possibilities for this land. The 50 acres m/l is a combination of fenced grass and trees. Uses could be pasture, building site, and recreational use as wildlife abounds in the area. Lots of road frontage on 122nd Street.

TRACT 3: Tracts 1 and 2 offered as a whole. Home and 97 acres m/l.

METHOD: The properties will be offered via the multi-par auction method. Tracts 1 and 2 will be offered individually and then as a whole. Individual and whole tract bidders will have the opportunity to increase their bids until all bidding is complete. Contact auction company with questions.



*****NOTE: DRONE VIDEO FOOTAGE AND PHOTOS AT: www.ucnortheastkansas.com**



Partial terms: Non-refundable \$5,000.00 earnest money EACH for Tracts 1 & 2. \$10,000.00 earnest money for Tract 3. Buyers must show bank letter of credit in order to register to bid. Property(ies) sell as-is with any faults. Statements made at time of auction take precedence over advertising and previous statements. Full terms and conditions available on our web site, at property preview events, or by contacting auction company.

SELLER: ROBERTA E. HAGEMANN TRUST



**Heart of America
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