

Butler County, Kansas

**38 ACRE**

# HORSE & HOBBY FARM AUCTION

**3 - Bedroom / 3 - Bath Ranch Home and Contents  
Plus 3 - Stall Horse Barn and Assorted Outbuildings  
on 38 Acres +/- of Rolling Native Grassland!**

**Saturday, May 19, 2018 ~ 10am**

**3930 SW 120th St., Augusta, KS 67010**

**Partial Terms:**

- 1) 6% Buyer's Premium Added to High Bid to Determine Purchase Price on Real Estate
- 2) \$50,000 Down at Signing of Contract
- 3) Balance Due in Certified Funds at Closing
- 4) Closing On or Before July 6, 2018
- 5) Owner's Policy of Title Insurance and Closing Fee Split 50/50 Between Buyer and Seller
- 6) Kansas Secured Title, Augusta - Escrow and Closing Agent
- 7) Property Sells in As-Is Condition with Absolutely NO Contingencies

**Legal: S32, T27, R05E, Acres 38.2, S1/2 SW1/4 EXC 1347.47 LESS ROW**

**Directions: From the intersection of Highway 77 and 120th Street, east 3.5 miles to property / From 100th St. (Old Hwy 54) and Purity Springs Rd., south 2 miles to property / From Haverhill Rd. and 120th St. west 2 miles to property (Look for Signs).**

**Seller: Doyle Demain**

**Also Offering Storage Sheds, Antiques, Furniture, Collectibles & More**

**Auction Preview Mon., May 7 ~ 6 - 8pm**

**(More Photos on Back)**

**Full Terms & Photos Available at**

**[ucgreatplains.com](http://ucgreatplains.com)**

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**Lance Fullerton, CAI - Auctioneer / Broker**

**(620) 412-9693**

**6% Buyer's Premium  
on Real Estate**





