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## TERMS AND CONDITIONS OF SALE

**SELLER: Tanner Stowell**

**ACREAGE:** Selling as 77 acres more or less.

**PROPERTY DESCRIPTION:** Vaughn-Roth Land Brokers is proud to present this excellent Kansas hunting tract on behalf of Tanner Stowell. Featuring an affordable size, great location and exorbitant deer population, those looking for a rural Kansas recreational retreat with some return on assets will like this offering.

Totaling 77 acres more or less and situated between Yates Center and Eureka along Hwy 54, this parcel has an excellent location in big buck country as documented with the accompanying trailcam pictures. It boasts a textbook travel corridor along Sandy Creek extending from the heavily timbered Whitetail Mecca that surrounds the Woodson County State Fishing Lake running through the heart of this tract. There's a tremendous amount of deer sign throughout the timbered portion and the pond adjacent to it.

The pasture portion has weathered the 2023 drought in impressive fashion which is a testament to the native grasses that inhabit it. Big Bluestem and Indian grass are the predominant varieties as well as a compliment of switch grass and forbs. In the past, the pasture has been grazed in conjunction with the neighboring property as there is not an east boundary fence. If the Buyer plans to stock the pasture portion with livestock, they will need to build an east boundary fence or they could continue leasing the pasture to the tenant that grazes the neighboring property. For the hunter that's concerned about cattle intrusion into the timbered portion, there is a good division fence on the east side of the timber that separates the timber from the east pasture.

Please call Cameron Roth at 785-917-0867 or Charly Cummings at 620-496-7108 to set up a tour. You'll quickly discover what makes Kansas hunting properties in high demand!

Online Land Auction to begin on November 6th, 2023 at 12:00 p.m. CST. with a dynamic closing starting at 2:00 p.m. on November 9th, 2023.

**BRIEF LEGAL DESCRIPTION:** NE4 LYING S US HWY 54 in Section 26, Township 25 South, Range 14 East of the 6th P.M., Woodson County, Kansas. 77 acres, more or less.

**RESTRICTIONS:** This real estate sells subject to (1) all County and State laws, ordinances, and regulations and (2) any easements, encumbrances, leases, and restrictions applicable to the property.

**EARNEST DEPOSIT:** Earnest money in the amount of \$15,000.00 payable to Woodson County Title is due on auction day and upon signing the purchase contract. The earnest deposit can be paid in the

form of personal or business check, cashier's check or certified check. The Buyer's earnest deposit is non-refundable unless the Seller fails to close on this transaction due to the Seller's inability to deliver marketable title.

**MINERALS:** The Seller's mineral interest shall transfer to the Buyer.

**POSSESSION AND TENANCY:** Full possession shall be at closing.

**TAXES:** Property taxes will be pro-rated to the date of closing. Taxes for any previous years are to be paid by the Seller. The 2022 real estate taxes were \$374.56.

**TITLE/CLOSING COSTS:** Seller and Buyer shall share equally in the cost of owner's title insurance and escrow closing fee. A preliminary title policy has been prepared by Woodson County Title and will be updated with Buyer information prior to closing. Buyer is responsible for cost of any lender's policy.

**TITLE EVIDENCE/DEED:** Seller will deliver to Buyer an insurable deed for the property at time of closing, conveying clear and marketable title to said property, free of all encumbrances, liens and judgment, except for those lawful conveyances and restrictions that exist on record before the date of the auction as noted in the title insurance commitment.

**PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND:** This real property shall be sold subject to conditions, restrictions, right-of-way easements, and reservations, if any, of record, filed and untitled mechanic's and material liens.

**CLOSING:** Buyer must close the transaction for this real estate on or before December 11, 2023. The balance of the purchase price must be paid by cashier's check or wired funds at closing. The purchase is not contingent on financing.

**AGENCY:** The Broker/Auctioneer is acting as Agent for the Seller only. All information and materials provided by the Broker is subject to inspection by all interested parties. Prospective bidders should independently verify any information being relied upon in making a purchasing decision.

**LIQUIDATED DAMAGES:** Buyer will forfeit all their earnest deposit if they cannot close within the stated time herein and no written extension has been granted by the Seller. If such actions occur, Woodson County Title hereby has the right to disperse the earnest deposit as determined by Vaughn-Roth Land Brokers and the Buyer has no claims to such money or property being sold. If the Sellers default on this transaction due to inability to deliver marketable title, the earnest money will be returned to the Buyer in full.

**BIDDER'S DUTY TO INSPECT:** All information published, announced, or contained herein was derived from sources believed to be correct; however, it is not guaranteed by the Seller, the Broker or any other person or entity. Personal inspection of all property by potential bidders is strongly recommended. All sales are subject to the conditions and terms contained herein. The failure of any

bidder to inspect or to be fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, offer or deposit money after its opening tender. This includes but is not limited to public information such as easements, restrictions, zoning, rights-of-way, or any other information that can be obtained as public record in the County courthouse or any municipal office concerning subject properties. Any and all announcements made at the time of auction take precedence over all other verbal, printed, announced, and/or distributed information. Please note that you are bidding to purchase the property as is.

**CONTRACT:** Vaughn-Roth Land Brokers requires that the winning bidder close on this transaction prior to assigning the property to another party. There will not be any division of the property, writing of multiple contracts or requirement of more than one closing related to this transaction.

**BIDDING:** Will be by the total dollar amount.

**CONTINGENCIES:** This real estate is selling as-is and is not contingent upon inspections, appraisals, approval of financing or any other requirements by any entity. If the Buyer fails to close on this transaction, the earnest money due on auction day shall not be refunded unless the Seller cannot deliver marketable title.

**BIDDING REGISTRATION AND APPROVAL:** To register, visit VaughnRoth.com and click on this listing where you will find a "Register To Bid" tab. Once you submit your request for registration, you must contact Cameron Roth at 785-917-0867 and provide proof of funds or a letter of credit prior to being approved.

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Buyer Printed Name: \_\_\_\_\_

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Buyer Printed Name: \_\_\_\_\_