

COWAN FARM & RANCH

Cottonwood Falls,
Kansas

Chase
County

Auction

1,897[±] ACRES Offered in 3 Tracts
& Combinations

Outstanding Opportunity to Purchase:



Farmland



Ranchland



Hunting Land



Country Home Site

TUESDAY, MAY 4TH AT IOAM

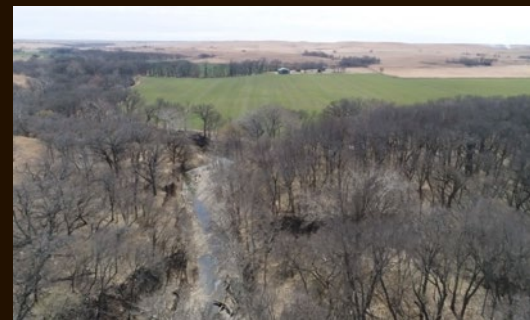
Held at the Chase County Community Building - Cottonwood Falls, Kansas

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HALL AND HALL®

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COWAN FARM & RANCH

Cottonwood Falls, KS
Chase County

Auction

1,897± ACRES
Offered in 3 Tracts & Combinations

TUESDAY, MAY 4TH AT 10AM

AUCTION LOCATION: Chase County Community Building
1715 210 Road, Cottonwood Falls, Kansas 66845

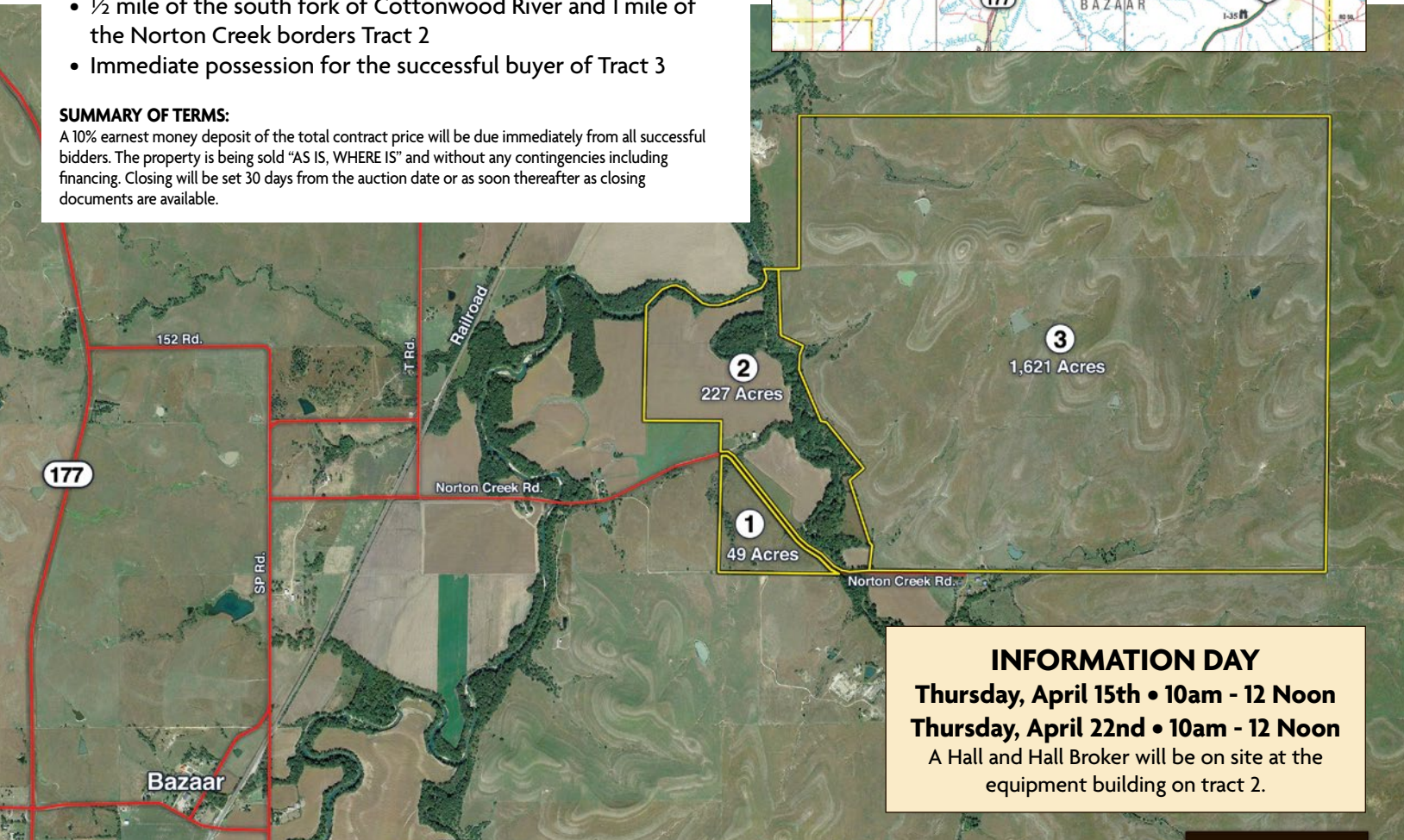
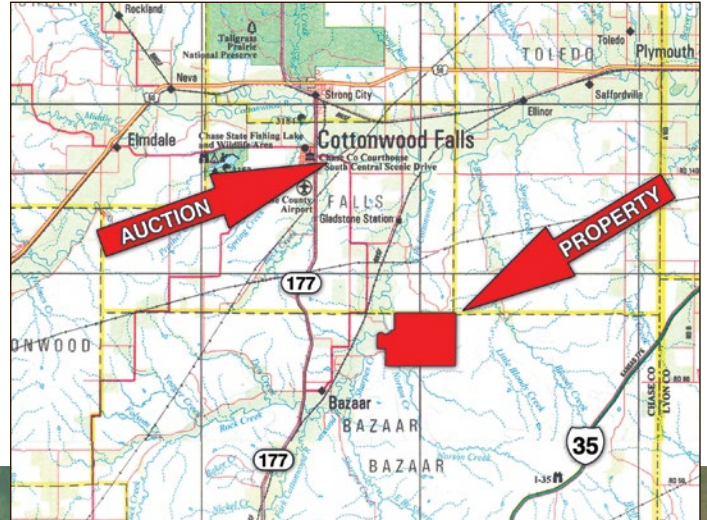
PROPERTY DIRECTIONS: From Cottonwood Falls, Kansas, travel south on Walnut St/KS Hwy 177 for 5 miles to 152 Rd. Turn Left/East into 152 Rd. and proceed for 1/2 mile to a sharp right turn. Follow turn and proceed another 1/2 mile to Norton Creek Rd. Turn Left/East on Norton Creek road and proceed 1.5 miles to the property.

IMMEDIATE POSSESSION ON THE GRASS!

- Good native grass that was not grazed in 2020
- 11 ponds in the pastures
- 124 acres of highly productive bottomland in Tract 2
- 1/2 mile of the south fork of Cottonwood River and 1 mile of the Norton Creek borders Tract 2
- Immediate possession for the successful buyer of Tract 3

SUMMARY OF TERMS:

A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. The property is being sold "AS IS, WHERE IS" and without any contingencies including financing. Closing will be set 30 days from the auction date or as soon thereafter as closing documents are available.



INFORMATION DAY

Thursday, April 15th • 10am - 12 Noon

Thursday, April 22nd • 10am - 12 Noon

A Hall and Hall Broker will be on site at the equipment building on tract 2.



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