

REAL ESTATE AUCTION  
Thursday October 24  
2:00 pm  
2248 ZZ Road, Strong City, KS  
Saffordville Community Building

Saffordville is about halfway between Strong City and Emporia on Highway 50. Exit the highway and go South across the railroad tracks to the old School.

218.17 acres Native pasture and Cottonwood River, trees and wildlife habitat.  
33 acres Cottonwood River crop land

TRACT 1

Barbara Jean Eidman Trust, SELLER

121.67 acres

Legal Description: That part of the West Half (W1/2) of the East Half (E1/2) and the East Half (E1/2 of the West Half (W1/2) of Section 21, lying South of the cottonwood River, T19S, R9E, Chase County KS.

General Description: Native Flint Hills Pasture with a pond, barb wire fence on the South and East side with Steep bank River boundary on West and North. Timber and wildlife habitat to the Center of the River.

Taxes: 1,426.58. Seller to pay 2024 taxes.

TRACT 2

Donald C. ImMasche Trust, SELLER

96.5 acres

Legal Description: The East half of the East Half (E1/2E1/2) of Section 21, T19, R9E, Chase County Ks., lying South of the center of the Cottonwood River containing 96.5 acres, more or less.

General Description: Native Flint Hills pasture with pond and fence on 4 sides. Timber, wildlife habitat and River are fenced out of pasture.

Taxes: \$ (unknown as this tract is being split from a larger tract, but will be similar to Tract 1.)  
Seller to pay 2024 taxes.

LOCATION of Tracts 1 and 2

There is no physical or GPS address for these tracts, but from Saffordville Community Building, Go South and East and South to intersection of Roads YY and 200 (Chase County), then West on Road 200 for 2.5 miles. Tracts are one mile north of Road 200 through Section 28. There is an agricultural path that has been used since 1904 to access these pastures.

Tracts 1 and 2 lie side by side and will be offered at the auction by choice, meaning successful bidder may take Tract 1 or Tract 2 or BOTH at the successful bid price.

INSPECTION OF TRACTS 1 AND 2: There are drone photo's on website. Or by calling auctioneer. These pastures are leased and there will be cattle in them until the week prior to the auction. If you look, SHUT THE GATES.

TERMS: \$35,000.00 as earnest money day of auction for each tract. Balance at closing on or before November 25, 2024

NOTE: WOW!! What a once in a lifetime opportunity. Good native grass, nearly a mile of Cottonwood River and wildlife habitat total in tracts combined. Use your imagination as what the wildlife and fishing might be!! These tracts have not been offered to the public since about 1900 when purchased by the old ImMasche Ranch

### TRACT 3

Flickinger Farm, LLC, SELLER

33 Acres River bottom cropland, all one field.

Legal Description: The North 30 acres of the NE 1/4SE1/4 Section 15, T19S, R9E, except a tract 16 rods in width off the entire east side thereof. AND all of Blocks 14, 15, 22, 23 in the town of Saffordville, KS.

General description: River bottom Cropland.

Taxes: \$219.72. Seller to pay 2024 taxes.

Location: 2200 block of ZZ Road, Strong City. Directly behind the Saffordville Community Building.

Inspection: Check out the drone photo's, soil maps or drive by. There are growing crops in field.

Terms: \$25,000.00 as earnest money day of auction. Balance at closing on or before November 25, 2024

POSSESSION: Possession of all three tracts at closing on or before November 25, 2024, or after current crop is harvested on Tract 3.

PHOTO'S at [www.hancockauctionandrealestate.com](http://www.hancockauctionandrealestate.com)

You may want to attend this auction!!!

**HANCOCK AUCTION AND REAL ESTATE**

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