

# CLINTON LAKE AREA REAL ESTATE AUCTION

Prime 88.1-Acre m/l  
Douglas County, KS

**Open House:** Sunday, October 26<sup>th</sup> 1-4PM

**Auction:** Saturday, November 15<sup>th</sup> 1:00PM

We will sell the following described real estate  
at public auction at the property:

**623 N 900 Rd, Lawrence, KS**

**2024 Taxes:** \$5,049.70



**Property:** 623 N 900 Rd, Lawrence, KS Approximately 3 miles South of Clinton Lake

**Spacious Home • Outbuildings • Pond • Hunting & Fishing**

Just minutes from **Clinton Lake**, this rare 88.1-acre m/l property combines peaceful country living with incredible recreational potential.

## **Property Highlights:**

2-story home with 4 beds, 1.5 baths, over 2,000 sq ft

Detached garage (36' x 24') with electric door

Large utility shed (32' x 80') + two more outbuildings

2.5-acre pond – great for fishing

Excellent hunting – includes deer stand

Ideal for homesteading, recreation, or investment



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## **Don't Miss This Auction Opportunity!**

Contact us to schedule a viewing and be ready to bid on this exceptional rural property!

**Terms and Conditions:** 10% non-refundable down payment is required the day of sale payable to Kansas Secured Title as escrow agent for the parties with balance due in the form of certified funds in 30 days or less upon delivery of clear and merchantable title. Escrow fee and Owner's Title Insurance to be paid ½ by seller and buyer. Seller to pay 2025 and all prior year's taxes, Buyer responsible for 2026 taxes and all future years. Inspections by buyers to be done prior to day of auction at buyer's expense.

Property being sold in its present condition with no warranties or guarantees. All measurements are approximate. Possession at closing. The contract will not be contingent upon financing, buyer needs to have financing in place the day of the sale.

**Note:** All mineral and water rights will transfer to the buyer with the land.

Listing Agent is acting as a Designated Seller's Agent.

Announcement's sale day take precedence over printed matter.



For more information and pictures:

[claycenterrealestate.com](http://claycenterrealestate.com) or call 785-632-3373

Seller: Todd Ackerman

Auction conducted by Homestead Real Estate

**Gregory P. Askren, Agent/Auctioneer Phone: 785-243-8775**