

LIVE & ONLINE REAL ESTATE AUCTION

SATURDAY, OCTOBER 21, 2017 — 10:00 AM

437 Temple Road — WATERVILLE, KANSAS

Nestled in the Heart of Marshall County, KS this secluded hideaway features more amenities than most new homes in the large metro areas.

100-year-old Burr Oak trees grace the property, while white tail deer and turkeys occasionally inspect the front yard. Situated on 7+ Flint Hill acres, this earth contact passive solar home is about 50' above the high flood plain of the Little Blue River which extends along the South border of the property. This provides for easy access to the Little Blue River with excellent channel cat, flathead and spring white bass fishing. The 100'+ vertical rock formation on the property is a frequent Bald Eagle hang out where the raptors overlook the river and adjacent lake. The property line also has remnants of an old stone wall from the late 1890's. Location is ideal to raise a family and for the avid sportsman provides for access and resources to support any and all hunting and fishing intrigue. The property is adjacent to Lake Idlewild, the city of Waterville, Kansas' public lake. This 25+ acre lake is stocked on regular basis and abuts 40 acres of public access land.

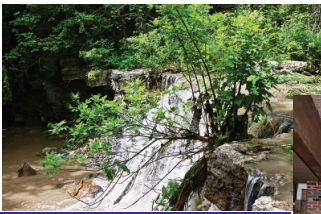


The 2500+ sq.ft. two story earth contact home, with an 1100 sq. ft. basement, is built into the side of the property's main flint hill. With 12" exterior concrete walls the earth contact house supports a full finished basement with safe room. The home features 3 bedrooms, 3 full baths / 2 half baths as well as a full 4-car garage. The roof of the earth contact garage provides for a large screened-in porch and expansive walkout patio; for entertaining it's ideal. Inside construction uses 34'x18" deep laminated wood beams on 4 ft. centers with 2x6 tongue and groove flooring/ceiling which provides for no interior load bearing walls. The main and upper floor

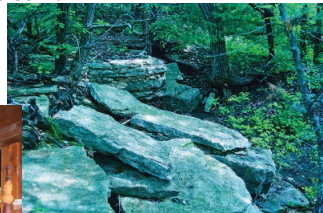
supports an open living space and if renovation is desired the remodeling would be a breeze.

Other features include: Walnut kitchen cabinets, owner owned propane tank, two large energy efficient fireplaces, recent installation of energy efficient propane furnace and air conditioner, passive solar rock heat storage is also in place in the solarium, propane water heater, new water well installed summer of 2016 and a new septic installed March 2016. Land line and internet available. Direct TV and Dish work well in the area.

SPECIFICS: 2016 Real Estate Taxes: \$1059.08. Lot size: 7.2 acres m/l.



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