

618 ACRES COWLEY COUNTY, KANSAS LAND
FOR SALE SOUTHEAST OF ROCK

AUCTION

www.sundgren.com

Wednesday, July 10, 2024 • 6:00 P.M.

AUCTION LOCATION: Community Center at Baden Square, 700 Gary St., Winfield, KS 67156

DONNA E. SCHOENI TRUST, DONALD D. SCHOENI TRUST, CHERYL A. DAY, AND JANET L. WATTS, SELLERS

AUCTIONEERS NOTE: Very diverse land buying opportunity in north central Cowley County, Kansas with tillable farm ground, native pasture and trees. Excellent opportunity to invest in a full section of land!

POSSESSION: The buyer shall receive immediate possession of the tillable farm ground, giving you the opportunity to plant a late soybean crop. Possession of the pasture will be December 31, 2025.



TRACT 1 — DESCRIPTION

468 acres located southeast of Rock in Cowley County, Kansas. This diverse tract has a nice large 8+- acre pond, gently rolling native pasture, 235+- tillable farm ground, and several tree rows and large pockets of timber.

LEGAL DESCRIPTION: The South Half and the Northeast Quarter of Section 31, Township 30 South, Range 5 East of the 6th P.M., Cowley County, Kansas

2023 REAL ESTATE TAXES: \$3,434.58

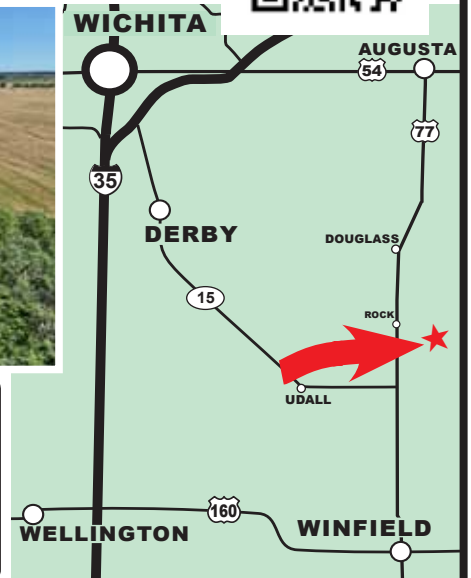
TRACT 2 — DESCRIPTION

150 acres of mostly all tillable farm ground located southeast of Rock in Cowley County, Kansas. Tract 2 makes up the remainder of Section 31 with Tract 1, offering the opportunity to own a full square section of land! There is approximately 138 acres of tillable with a couple of waterways and tree lines running mostly through the center of the property.

LEGAL DESCRIPTION: The Northwest Quarter of Section 31, Township 30 South, Range 5 East of the 6th P.M., Cowley County, Kansas.

2023 REAL ESTATE TAXES: \$1,443.06

LAND LOCATION: From Rock go east on blacktop 26th Rd (curves into 32nd Rd) 3 3/4 miles to 121st Rd, south 2 miles to the northeast corner of Tract 2.



TERMS: We will be selling choice tract, your bid times 468 for tract 1, your bid times 150 for tract 2, or your bid times 618 for both tracts to arrive at the contract price. Earnest money in the amount of \$100,000 on Tract 1 and \$35,000 on Tract 2 is due at the conclusion of the auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before August 15, 2024. Closing fee and title insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is not selling subject to financing or inspections. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.

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