

37+- ACRES NORTH OF TORONTO,
KANSAS IN WOODSON COUNTY

AUCTION

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Auction Closes Tuesday, September 24, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on September 17 • Download the Sundgren Realty app today!



ALICIA M PEPPER, SELLER

PROPERTY ADDRESS: 603 105 HWY, Toronto, KS 66777

PROPERTY DESCRIPTION: 37+- acres of Woodson County, Kansas land north of Toronto. There is a nice sized pond in the northwest corner of the property, and an additional smaller pond or spring just north of it. There is a blacktop road all along the west boundary, and a township gravel road along the entire south boundary. Located just 1 3/4 miles south of HWY 54 and 1/4 mile north of Toronto, excellent access is provided to the amenities of town in Toronto, Eureka, and Yates Center. Approximately 12 acres at the south end of the property has been utilized as hay meadow, while the remainder of the property consists of pasture and trees. This property would serve as an excellent rural getaway or location to build a house or barn home, or park a camper. Located near Toronto Lake, this property offers quick and easy access to added bonus lake enjoyment and recreation!

ABOUT TORONTO LAKE: Toronto Lake is located in the scenic valley of the Verdigris River, just south of the town of Toronto. It lies at the northern end of the Cross Timbers area, which extends through eastern Oklahoma into northern Texas. In Kansas, this region is known as the Chautauqua Hills and has a diversity of habitat for the visitor to explore. The characteristic habitat of the area is upland woodlands on sandstone outcrops dominated by post and blackjack oak, surrounded by terraces of prairie and gently rolling terrain gradually sloping to the water's edge. Duck Island and the upper half of the lake (both land and water), have been licensed to the Kansas Department of Wildlife and Parks and is managed primarily for public hunting of upland game, waterfowl and deer.

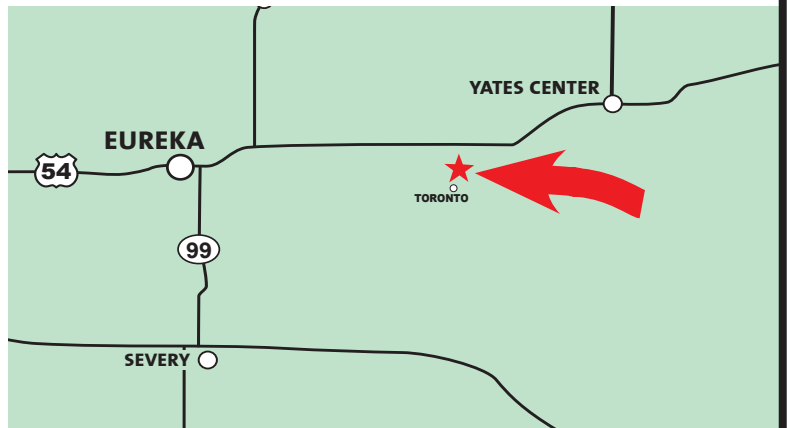


LEGAL DESCRIPTION: The Southwest Quarter of the Southeast Quarter (SW/4 SE/4) of Section Two (2), Township Twenty-Six (26) South, Range Thirteen (13) East less road deeds and right of way, Woodson County, Kansas

LAND LOCATION: From Toronto Kansas, north on 105 HWY 1/4 mile to property. From HWY 54 and 105 HWY, south on 105 HWY 2 miles to property.

2023 REAL ESTATE TAXES: \$158.62

TERMS: Bidding will close at 4:00 PM Central on Tuesday September 24, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 37 plus a 10% buyers premium to arrive at the contract price. Earnest money is \$15,000 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 October 24, 2024. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, rights of way and subject to Seller approval. The successful high bidder will be required to sign our real estate purchase contract linked at sundgren.com and be purchasing the property subject to the title insurance report also linked at sundgren.com. 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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