

315.8 Acres – 2 Tracts in Kingman County, Kansas
West of Norwich

AUCTION

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Auction Closes Tuesday, October 8, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on September 27 • Download the Sundgren Realty app today!

DAVID AND AMY MCKINLEY LIVING TRUST, SELLER

AUCTIONEERS NOTE: Sundgren Realty is excited to collaborate with Katie Brown and OWN Real Estate on these quality hunting, recreation, and agriculture tracts in Kingman County, Kansas!

TRACT 1 — PROPERTY ADDRESS: 12078 SE 80 AVE., RAGO, KS 67142



TRACT 1: ACREAGE, HUNTING & RECREATION: 154.3 acres located west of Norwich and southeast of Kingman in Kingman County, Kansas. This property offers common viewing of world class deer and is turnkey ready for permanent residence or deer camp. Nestled between the Chikaskia and the South Fork Ninnescah River bottoms, this property has been managed for trophy whitetails over the last 19 years. There is consistent history of drop tines, splits, and kickers. Features include:

- Deer Creek runs through the property
- Huntable from all wind directions
- Inside fenced pastures to help jar deer sheds
- Multiple groups of native quail coveys
- Dove, pheasant, turkey, geese on the property
- 4 small ponds (1 being spring fed that has never gone dry during the current ownership), 1 crawdad hole
- Over 2,000 cedar trees planted for privacy
- Sandplums, American Plums and Golden Currant, Pokeweed commonly known as Poke Greens, Elderberry
- Native big bluestem
- Land survey completed 2022 by Abbott Land Survey, metal pins every 200 yards
- Mulberry trees, cedars, cottonwood groves and oak trees
- 12-acre food plot-wheat, turnips, radishes that deer love currently planted to beans



TRACT 1: BARN HOME AND BUILDINGS: 1890 built 40' x 28' Roundtop milk-barn remodeled in 2007 to an awesome 2 bedroom 2 bath with loft. This location is secluded by a thick northside hedgerow. The yard is Bermuda grass and there are peach, apple, and plum trees in the yard. A buried tornado shelter is in place that holds up to 10 people. There is a wood stove on the main floor that easily warms the entire home. Temperature control is also provided by a 2015 Amana PTAC 14,000 BTU Cooling and 17,100 BTU Heating (for heating convenience and cooling). The upstairs is cooled by portable Delonghi units. In 2021 a new well was dug to 93' and gravel packed, making a total of two operating water wells on this tract. The roundtop roof was resealed in 2022 by Yutz Roofing. In 2021 the following main floor remodeling was completed; bathroom and kitchen, stained concrete floor, all new Pex, outside water lines buried to 36". All new appliances in 2023 include; GE Profile Double oven electric stove, GE Profile Double door fridge, GE Profile Dishwash, Whirlpool Microwave, Whirlpool Washer and Dryer. Other buildings include a 40' x 28' pole barn built in 2021 with water and power to 50-amp breaker box. This building was used to raise 6,000 pheasants from day old chicks. It is attached to 80'x170' flight pen. There are 6 water hydrants added in 2021 and 3 freeze proof hydrants added in 2023. The 60' x 40' steel frame shop has 100-amp power, 6" concrete floor, 14' ceiling, wood stove in shop, and a 50amp & 30amp RV box on west side of shop by man door.



LEGAL DESCRIPTION: The Northwest Quarter (NW/4) of Section Three (3), Township Thirty (30) South, Range Six (6) West of the 6th PM, Kingman County, Kansas.

2023 REAL ESTATE TAXES: \$2,233.84

LAND LOCATION: From Norwich, 6½ miles west on HWY 42 to 80 Ave., north ½ mile to the property.



TRACT 2 — PROPERTY ADDRESS: 11618 SE 80 AVE., NORWICH, KS 67118



TRACT 2 PROPERTY DESCRIPTION: 161.5 acres west of Norwich and southeast of Kingman in Kingman County, Kansas. This excellent combination hunting/recreation and agriculture tract has a 7.5 acre field and 8 acre field currently planted to soybeans, native bluestem pasture, a variety of trees and brush, and a producing oil well. The farm fields produced softball size turnips and 18" Daiken radishes in 2023. Kansas whitetail deer, turkeys, quail, dove, pheasant, and geese are commonly found on the property, as well as the occasional duck. Deer Creek runs through the west portion of the property and Big Spring Creek cuts through the northwest corner. Additional water sources include a spring fed pond and a small strip pond. Morel mushrooms are commonly found in the spring in the "honey hole"! There is an abundance of sand plums and an asparagus patch. Tree varieties on the property include cottonwood, mulberry, eight large walnuts (1 being 44" across), hedge, and cedars. Take a look at this unique opportunity to Invest In Land!

TRACT 2 OIL PRODUCTION HISTORY: 2019 – 1151 barrels, 2020 – 1138 barrels, 2021 – 1003 barrels, 2022 – 1316 barrels, 2023 – 314 barrels.

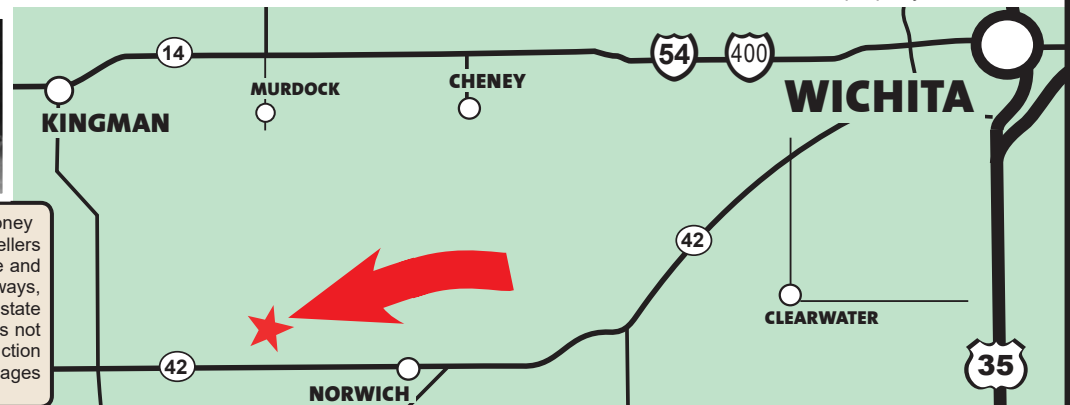
TRACT 2 LEGAL DESCRIPTION: The Southwest Quarter (SW/4) of Section Thirty-four (34), Township Twenty-nine (29) South, Range Six (6) West of the 6th PM, Kingman County, Kansas.

TRACT 2 2023 REAL ESTATE TAXES: \$477.62

TRACT 2 LAND LOCATION: From Norwich, 6½ miles west on HWY 42 to 80 Ave., north 1 mile to the property.



TERMS: Bidding will be by the acre plus a 10% buyers premium to arrive at the contract price. Earnest money in the amount of \$50,000 for each tract 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 November 8, 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 Seller approval of the high bids. The successful high bidders will be required to sign our real estate purchase contracts and be purchasing the property subject to the preliminary title search report. 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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