

114+- ACRES ON GREENWICH NEAR 101ST ST  
NORTH, SEDGWICK COUNTY, KANSAS

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Auction Closes Tuesday, November 19, 2024 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will open on November 12 • Download the Sundgren Realty app today!



PREMER GRANDCHILDRENS TRUST, SELLER

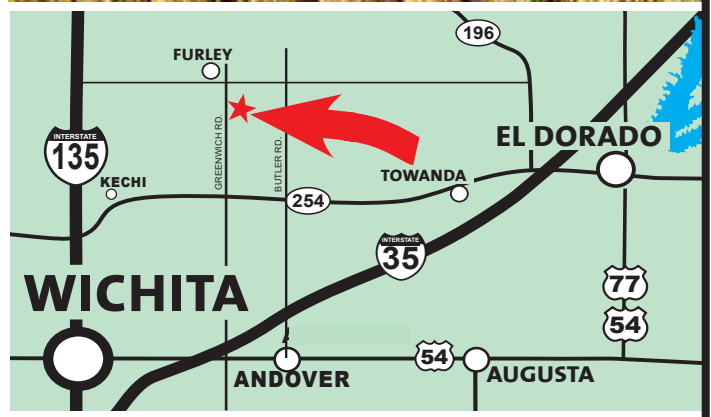
### PROPERTY DESCRIPTION:

114+- acres located in northeast Sedgwick County, Kansas. Access is provided by blacktop Greenwich Rd along the west boundary. This diverse acreage has a combination of tillable farm ground, trees, hedge rows, hay meadow, and native grass. There is a pond centrally located on the property. The tillable farm ground is currently planted to soybeans, and that good looking crop will be harvested in the fall of 2024.

**LEGAL DESCRIPTION:** The South Half of the Northwest Quarter AND the Northeast Quarter of the Southwest Quarter ALL in Section 22, Township 25 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas EXCEPT A parcel in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 22, Township 25 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, described as: BEGINNING at the Northwest corner of said NE1/4 SW1/4; THENCE N89°27'20"E along the North line of said NE1/4 SW1/4, a distance of 123.00 feet; THENCE S02°25'54"E, a distance of 703.26 feet; THENCE S23°18'28"E, a distance of 670.08 feet, to a point on the South line of said NE1/4 SW1/4; THENCE S89°29'10"W along said South line, a distance of 403.00 feet to the Southwest corner of said NE1/4 SW1/4; THENCE N00°39'00"W along the West line of said NE1/4 SW1/4, a distance of 1320.55 feet to the point of BEGINNING.

**2023 REAL ESTATE TAXES:** \$564.98

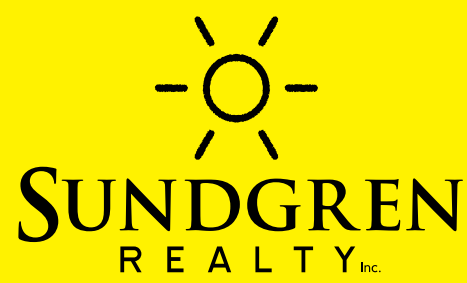
**LAND LOCATION:** From HWY 254 east of Kechi, 4 1/2 miles north on Greenwich Rd.



**TERMS:** Bidding will close at 4:00 PM Central on Tuesday November 19, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 114 plus a 10% buyers premium to arrive at the contract price. Earnest money is \$50,000 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 December 19, 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 and be purchasing the property subject to the title search report, both linked above. 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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