

179.3 ACRES HARVEY COUNTY, KANSAS TILLABLE
FARM GROUND NORTH OF SEDGWICK

AUCTION

www.sundgren.com

Bidding Ends Tuesday, February 25, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will open on February 18 • Download the Sundgren Realty app today!

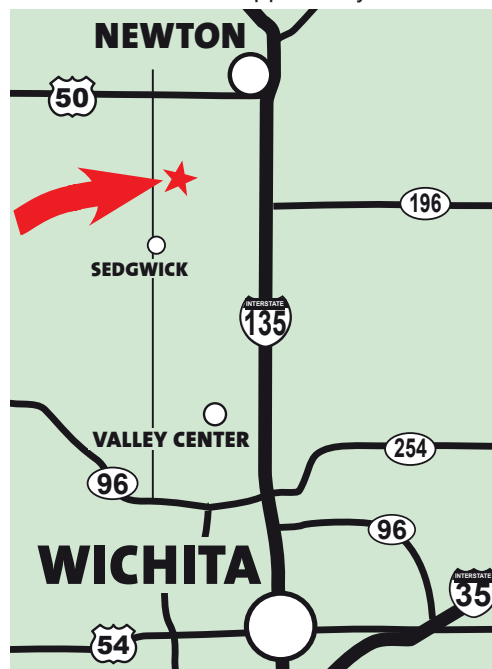


PROPERTY DESCRIPTION: This 179-acre farm offers an excellent opportunity to own high-quality tillable farmland in a prime agricultural region of Kansas. The flat to gently rolling terrain, fertile soils, and access to local markets make it an ideal location for growing a variety of crops, particularly grains. With favorable climate conditions and close proximity to Sedgwick and Newton, this property provides substantial long-term farming and investment potential. There are currently 37 acres of alfalfa seeded in the spring of 2024, 55 acres of wheat, 3.3 acres of grass waterways and the balance is open tillable farm ground ready for a spring crop. Soils consist of 58% Ladysmith silty clay loam, 25% Geary silt loam, and 17% Hobbs silt loam. Start 2025 off by taking a serious look at this excellent opportunity to Invest In Land!

WILDLIFE: While agricultural practices dominate the landscape, nearby natural features such as Sand Creek provide essential resources for both migratory and resident species.

2024 REAL ESTATE TAXES:
\$2,164.90

LAND LOCATION FROM SEDGWICK:
North on Hoover Rd. 3 1/8 miles.



TERMS: Bidding will close at 4:00 PM Central on Tuesday February 25, 2025 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 179.3 to arrive at the contract price. There is no buyers premium. 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 March 25, 2025. 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 at sundgren.com. This property is not selling subject to financing, inspections or appraisal. 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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