

160+- ACRES GREENWOOD COUNTY, KANSAS –
CREEK, PONDS, PASTURE & TREES

AUCTION

www.sundgren.com

Auction Closes Thursday, February 6, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will open on January 30 • Download the Sundgren Realty app today!



loaded with ducks and geese. Many large Kansas Whitetail Deer frequent the property, evidenced by the sheds found while our team explored the property. A large portion of the property has been utilized as both hay meadow and cattle grazing pasture, showing off a portion of the diversity this property possesses. Improvements include multiple buildings, pipe and pens, and an old farm house. This property offers the opportunity to own a property rich with wildlife and recreation characteristics, as well as an excellent addition to your agriculture portfolio with both summer and winter livestock uses. Call Sundgren Realty today to discuss this opportunity to Invest In Land!

UTILITIES: Electricity is active. A rural water meter was once present on the property, and the shell still remains. Reinstatement of that meter would cost \$2500 plus any repairs necessary.

PROPERTY ADDRESS:

1162 220TH ST, Eureka, KS 67045

PROPERTY DESCRIPTION:

160+- acres of diverse Greenwood County, Kansas land north of Eureka Lake. Two upper branches of Bachelor Creek meet on the property, making up a mile of creek on the property! Additional water on the property is provided by 4 ponds, the largest of which is 1 1/2 acres. That large pond is frequently

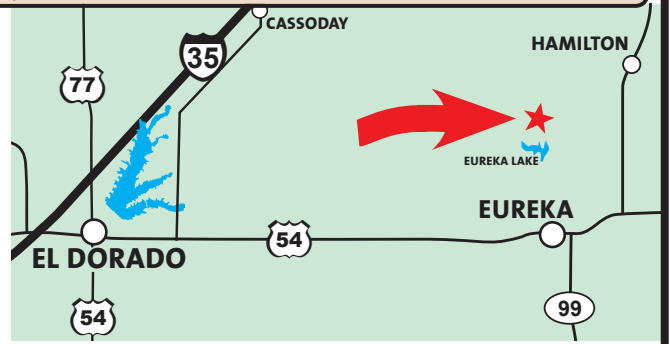


LAND LOCATION: From Eureka, 7 miles north on P Rd to 220th, 1 mile west to the property.

LEGAL DESCRIPTION: The Northeast Quarter of Section 33, Township 24 South, Range 10 East of the 6th P.M., Greenwood County, Kansas. Subject to public road.

2024 REAL ESTATE TAXES: \$1,483.00

TERMS: Bidding will close at 4:00 PM Central on Thursday February 6, 2025 or once no additional bids have been placed for 2 minutes. The property will be selling by the acre, your bid times 160 to arrive at the contract price. There is no buyer's premium. Earnest money is \$35,000 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 7, 2025. 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, 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. The successful high bidder will be required to sign the real estate purchase contract and be purchasing the property subject to the preliminary title insurance commitment both linked at sundgren.com. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.



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