

80 ACRES – 2 TRACTS BETWEEN WHITEWATER, BENTON & FURLEY
IN SEDGWICK COUNTY, KANSAS

AUCTION

www.sundgren.com

Tuesday, April 8, 2025 • 6:00 P.M.

AUCTION LOCATION: Benton Community Bldg., 150 S. Main St., Benton, KS 67017
ROBERT A. BRENNER REVOCABLE TRUST AND RANDELL D. BRENNER, SELLERS

AUCTIONEER NOTE: Excellent opportunity to purchase agriculture production land and potential home buildings site! Great location minutes from Wichita and surrounding communities.

**ONLINE BIDDING IS AVAILABLE
FOR THIS AUCTION
INFORMATION AT SUNDGREN.COM**



TRACT 1

RURAL WATER: There is a 3" line along the north side of 101st St and a 2" line along the west side of 143rd. Meter cost is \$5,000 plus any construction costs and a road bore is approximately \$1,350.

TRACT 1 — PROPERTY DESCRIPTION: 21 surveyed acres at the corner of 101st St North and 143rd northeast of Wichita in Sedgwick County, Kansas.

This former homestead has a nice pocket of trees in the north central portion of the property, and hedge rows along the west and south borders. While there is a large percentage of tillable, those tree features offer privacy and character. Access is blacktop along the north boundary and township gravel road along the west. If you are looking for a great property to build your rural residence, barn home or retreat take a look at this opportunity to Invest In Land!

TRACT 2 — PROPERTY DESCRIPTION: 59.4 surveyed acres between Benton and Whitewater in northeast Sedgwick County, Kansas. This tract is nearly 100% tillable and comprised of class II and III soils. With blacktop frontage all along the north boundary, this property offers excellent access and could be appealing for potential future rural development. Great opportunity to Invest In Land!

POSSESSION: Immediate possession is available!

EARNEST MONEY: \$15,000 for Tract 1, \$35,000 for Tract 2

LEGAL DESCRIPTION: The North half (N1/2) of the Northwest Quarter (NW/4) of Section 24, Township 25 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

2024 REAL ESTATE TAXES: \$414.15 combines for both tracts

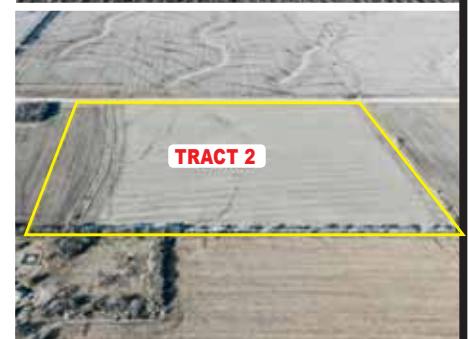
LAND LOCATION FROM WICHITA: North on 135 to 101st St, 8 1/2 miles east.

LAND LOCATION FROM FURLEY: 2 miles east on 101st St.

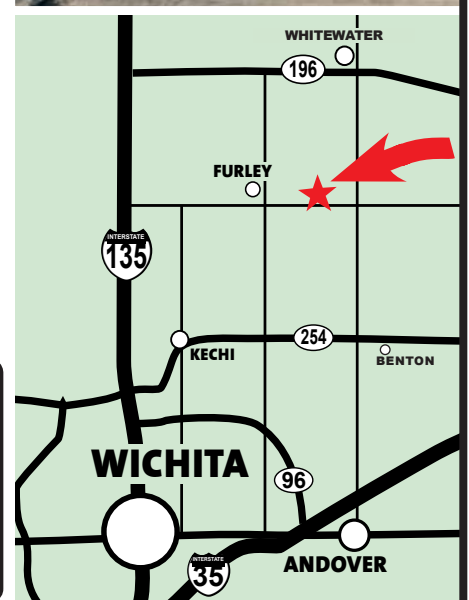
LAND LOCATION FROM BENTON: 5 miles north on Butler Rd to 101st St, 1 1/2 miles west.

MANNER OF AUCTION: These 2 tracts will be selling high bidders choice by the acre plus a 10% buyer premium. The high bidder will have the choice to take either or both tracts. If the high bidder does not take both tracts, the remaining tract will be offered separately.

TERMS: Bidding will be by the acre plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is specified above and 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 May 8, 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.



TRACT 2



JOE SUNDGREN
BROKER
AND AUCTIONEER
316-321-7112

RICK REMSBERG
AUCTIONEER AND REALTOR
316-322-5391



SUNDGREN
REALTY, Inc.

218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER
316-377-0013

PHILLIP SOLORIO
REALTOR
316-323-0218

BARRETT SIMON
AUCTIONEER AND REALTOR
316-452-1792