

147 ACRES SELLING IN 5 TRACTS BORDERING LAKE AFTON,  
SEDGWICK COUNTY, KANSAS

# AUCTION

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

**Friday, April 11, 2025 • 3:00 P.M.**

**AUCTION LOCATION:** American AgCredit, 4105 N. Ridge Rd., Wichita, KS 67205  
J DOUBLE A X LLC, SELLER



**AUCTIONEER NOTE:** Great opportunity to invest in diverse Kansas land next to Lake Afton via live and online simulcast public auction!



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

**PROPERTY DESCRIPTION:**

Selling in 5 individual tracts, this 147 acres is situated in a premium setting next to Lake Afton in Sedgwick County, Kansas. (4) separate 19.8-Acre tracts and (1) 67.8-Acre tract allows a variety of land buying options. Features include two ponds, a large and thick pocket of trees, hedge rows, other scattered trees, grass waterways, and tillable farmland. Access is blacktop South 263rd St West along the west boundary and blacktop MacArthur Rd along the north boundary. This quality property offers a hard blacktop corner, multiple potential home building sites, recreation, and potential future development. Call Sundgren Realty today to discuss this excellent opportunity to Invest In Land!

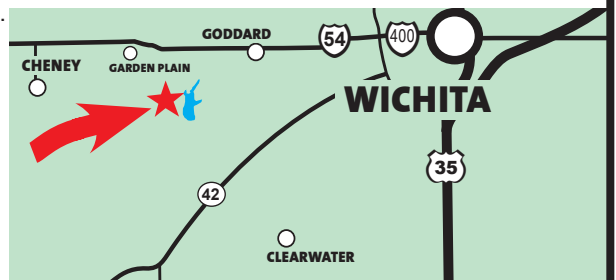


**LAND LOCATION FROM GODDARD:** 3½ miles west on HWY 54 to 263rd St West, south 3 miles to the property.

**LAND LOCATION FROM GARDEN PLAIN:** 2 miles east on HWY 54 to 263rd St West, south 3 miles to the property.

**MANNER OF AUCTION:** These 5 tracts will be selling high bidders choice and by the acre. The high bidder will have the choice to take any or all of the land tracts. Remaining tracts will be offered in the same manner until all land tracts have sold.

**TERMS:** We will sell each tract high bidders choice and by the acre, your bid times the number of acres specified for each tract plus a 10% buyer premium to arrive at the contract price. Earnest money will be \$15,000 each for tracts 1 through 4 and \$50,000 for tract 5. Those earnest money amounts will be 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 12, 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 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.



**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](http://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**