

MULTI-PROPERTY REAL ESTATE AUCTION,  
COWLEY AND SUMNER COUNTY, KANSAS

# AUCTION

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**Bidding Ends Wednesday, April 30, 2025 — 2:00 P.M.**

## ONLINE ONLY AUCTION

Bidding opens April 23 • Download the Sundgren Realty app today!

MARK MCDANIEL, ROSS W DEVORE, JEFFREY T LEGGETT, SELLERS



**5 LAND TRACTS**  
**641 ACRES**

**COWLEY & SUMNER COUNTY**



**ONLINE ONLY  
AUCTION**

**JOE SUNDGREN**  
BROKER  
AND AUCTIONEER

**316-321-7112**

**RICK REMSBERG**  
AUCTIONEER AND REALTOR

**316-322-5391**



**SUNDGREN**  
REALTY, Inc.

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**JEREMY SUNDGREN**  
ASSOCIATE BROKER  
AND AUCTIONEER

**316-377-0013**

**PHILLIP SOLORIO**  
REALTOR

**316-323-0218**

**BARRETT SIMON**  
AUCTIONEER AND REALTOR

**316-452-1792**

**TRACT 1: Maple City, Kansas Land – 80+- Acres Heavy Timber and Brush**

**PROPERTY ADDRESS:** 30228 191st Rd., Maple City, KS 67102

**PROPERTY DESCRIPTION:** 80+- acres heavily wooded with a pond, small creek/draw and old homestead. This deeded 80 acres qualifies for the desirable absentee hunt your own land Kansas Whitetail Deer permit.

**LEGAL DESCRIPTION:** The South Half of the Northwest Quarter of Section 32, Township 34 South, Range 6 East of the 6th P.M., Cowley County, Kansas.

**2024 REAL ESTATE TAXES:** \$1,115.22 for both tracts 1 & 2

**EARNEST MONEY:** \$35,000

**LAND LOCATION FROM MAPLE CITY:** 2 miles west on Cowley 6 to 191st, ¼ mile south.

**LAND LOCATION FROM ARKANSAS CITY:** 15 miles east on HWY 166 to 211th Rd, south ¾ miles to Cowley 6, 2 miles west to 191st, ¼ mile south.

**MANNER OF AUCTION:** Tract 2 will not start ending until 5 minutes after Tract 1, and Tracts 3 through 5 will not start ending until 5 minutes after the prior tract.



**TRACT 2: Maple City, Kansas Land – 160+- Acres Trees, Pasture, Creeks & Pond**

**PROPERTY DESCRIPTION:** 160+- acres of amazing terrain for hunting, recreation, and rural Kansas enjoyment! Two branches of Little Beaver Creek meet on the property. There are multiple ponds with the opportunity for improvement or additional pond locations with several wet weather draws and excellent elevation changes throughout the property. A majority of the property consists of trees and brushy pasture. There is some good clean hay meadow and several creek bottom fields that could be cleaned up and used as tillable farm ground or hay meadows. Access is blacktop along the north boundary and township gravel road along the east. Really unique opportunity to Invest In Land with quality and character!

**LEGAL DESCRIPTION:** The Northeast Quarter of Section 32, Township 34 South, Range 6 East of the 6th P.M., Cowley County, Kansas.

**2024 REAL ESTATE TAXES:** \$1,115.22 for both tracts 1 & 2

**EARNEST MONEY:** \$35,000

**LAND LOCATION FROM MAPLE CITY:** 1 mile west on Cowley 6.

**LAND LOCATION FROM ARKANSAS CITY:** 15 miles east on HWY 166 to 211th Rd, south ¾ miles to Cowley 6, 1 mile west.

**MANNER OF AUCTION:** Tract 2 will not start ending until 5 minutes after Tract 1, and Tracts 3 through 5 will not start ending until 5 minutes after the prior tract.



**TRACT 3: Maple City, Kansas Land – 162.3 Acres Trees, Pasture, Creek & Pond**



**PROPERTY DESCRIPTION:** 162.3 acres with 3 ponds, Little Beaver Creek, gently rolling terrain and a lot of trees! The property is perimeter fenced and has been utilized for cattle grazing recently. With tillable crop ground to the north and miles of open pasture, this property is the ultimate habitat to attract and hold Kansas Whitetail Deer. Access is township gravel road along the north and west boundaries.

**LEGAL DESCRIPTION:** The Northwest Quarter of Section 28, Township 34 South, Range 6 East of the 6th P.M., Cowley County, Kansas.

**2024 REAL ESTATE TAXES:** \$745.28

**EARNEST MONEY:** \$35,000

**LAND LOCATION FROM MAPLE CITY:** 1 mile north to 282nd Rd., ½ mile west.

**LAND LOCATION FROM ARKANSAS CITY:** 15 miles east on HWY 166 to 211th Rd, south 2 miles to 282nd Rd., ½ mile west.

**MANNER OF AUCTION:** Tract 3 will not start ending until 5 minutes after Tract 2, Tracts 4 and 5 will not start ending until 5 minutes after the prior tract.



**TRACT 4: Maple City, Kansas Land – 161.3 Acres Pasture & Hay Meadow**

**PROPERTY DESCRIPTION:** 161.3 acres of pasture with a portion most recently utilized as hay meadow. There is a wet weather draw running through the property offering seasonal water and the opportunity to build a pond. There is no fence along the east boundary. Great opportunity to expand your cattle or hay operation with some added hunting value!

**LEGAL DESCRIPTION:** The Northeast Quarter of Section 29, Township 34 South, Range 6 East of the 6th P.M., Cowley County, Kansas.

**2024 REAL ESTATE TAXES:** \$812.20

**EARNEST MONEY:** \$35,000

**LAND LOCATION FROM MAPLE CITY:** 1 mile north to 282nd Rd., 1 mile west.

**LAND LOCATION FROM ARKANSAS CITY:** 15 miles east on HWY 166 to 211th Rd, south 2 miles to 282nd Rd., 1 mile west.

**MANNER OF AUCTION:** Tract 4 will not start ending until 5 minutes after Tract 3, and Tract 5 will not start ending until 5 minutes after Tract 4.



## TRACT 5: Geuda Springs, Kansas Land – 80+- Acres Pasture & Trees

**PROPERTY DESCRIPTION:** 77.6 taxable acres west of Arkansas City in Sumner County, Kansas. While not in agriculture production recently, you could utilize this property as hay meadow or pasture, with the possibility of some tillable farm ground as is common in the area. With 80 deeded acres, this property qualifies for a non-resident hunt your own land deer permit. This property has a mixture of pasture and trees, as well as some old improvements and remnants of a hog farm. Sumner County RWD #4 has a 2" line along the north side of 180th and a 2" line along the east side of Webb Rd. Put this property back into production and Invest In Land!

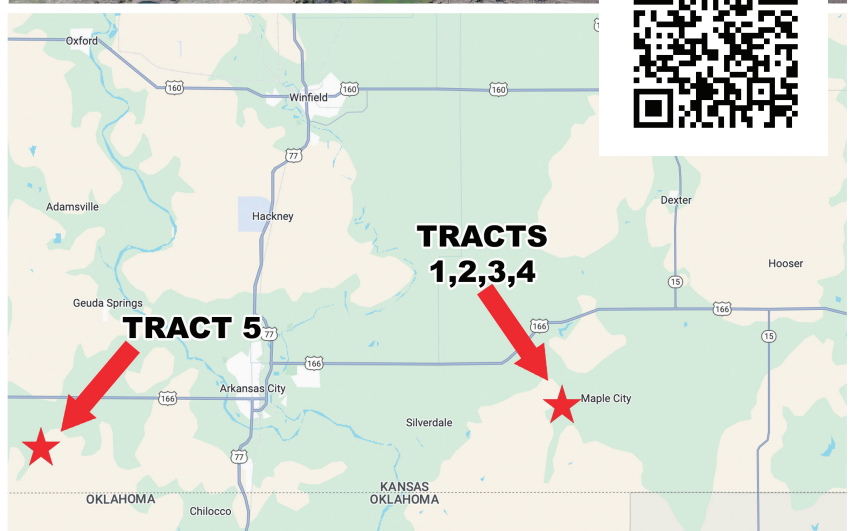
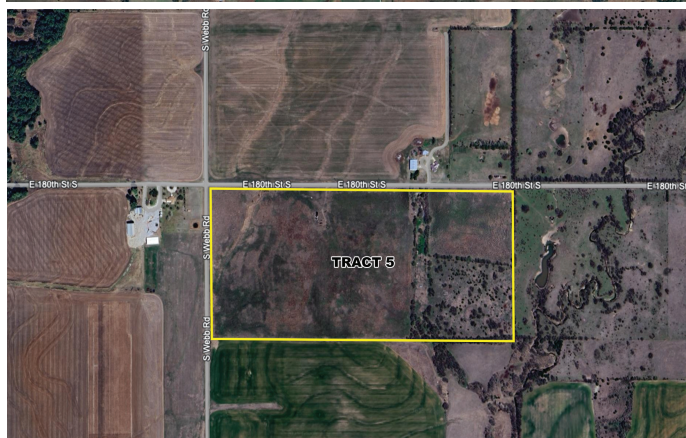
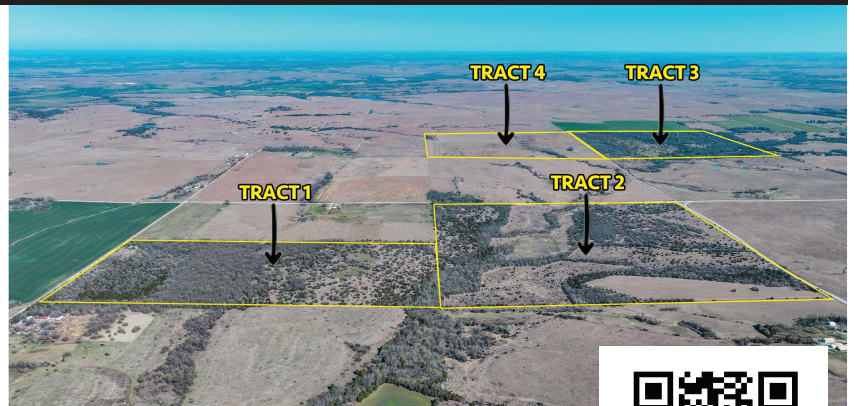
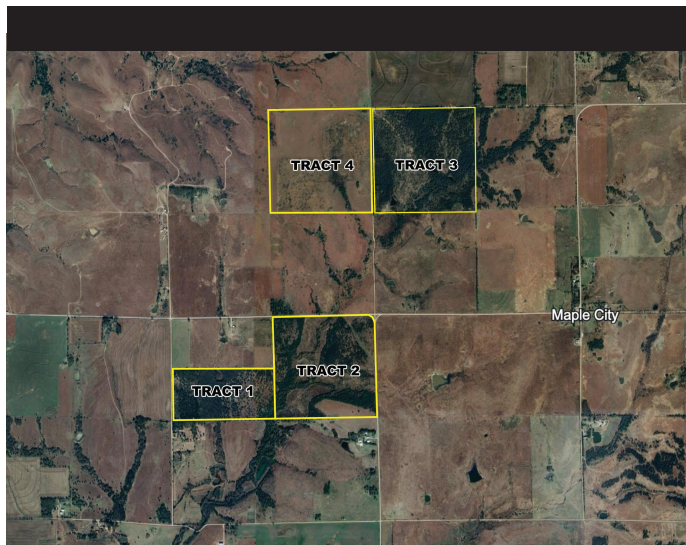
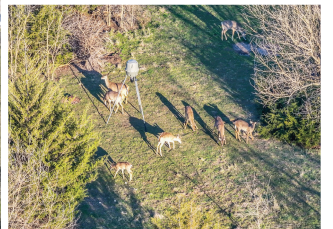
**LEGAL DESCRIPTION:** North Half of Northwest Quarter (N/2 of NW/4) of Section Nine (9), Township Thirty-five (35) South, Range Two (2) East of the 6th P.M. Sumner County, Kansas.

**2024 REAL ESTATE TAXES:** \$630.22

**EARNEST MONEY:** \$25,000

**LAND LOCATION FROM ARKANSAS CITY:** 9 miles east on HWY 166 to Webb Rd, 2 miles south to the property.

**MANNER OF AUCTION:** Tract 5 will not start ending until 5 minutes after Tract 4.



**TERMS:** We will be selling this property by the acre, your bid times the number of acres specified to arrive at the contract price. There is no buyer premium. Earnest money 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 30, 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 Seller confirmation. 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. All announcements made the day of the auction take precedence over any other announcements or printed material.