

136.5 ACRES CHAUTAUQUA COUNTY, KANSAS LAND  
FOR SALE EAST OF SEDAN

# AUCTION

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**Bidding Ends Wednesday, April 16, 2025 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding opens April 9 • Download the Sundgren Realty app today!



**ALLEN MUNDY, DAVID MUNDY  
AND JANE BREENE, SELLERS**

**PROPERTY ADDRESS:**

969 Road 27, Sedan, Kansas 67361

**PROPERTY DESCRIPTION:**

136.5 acres of diverse Chautauqua County land in the Chautauqua Hills of Kansas! Located east of Sedan and north of Peru, this land offers high hills that overlook a large meadow along the North Caney Creek. Currently used as a grass meadow for livestock grazing, this large fertile area would be an excellent candidate for row crop farming. Nearly 9/10 of a mile of the southern border of the property is North Caney Creek, offering a variety of hunting, fishing, and recreation activities. As you work to the north end of the property and most specifically the north and west portion of the property, elevation changes upward of 100' difference exists. A nice large deep crystal clear water pond is located in the north central portion of the property. An additional pond is located south of the improvements.



**UTILITIES:** Rural water and electric are active on the property!

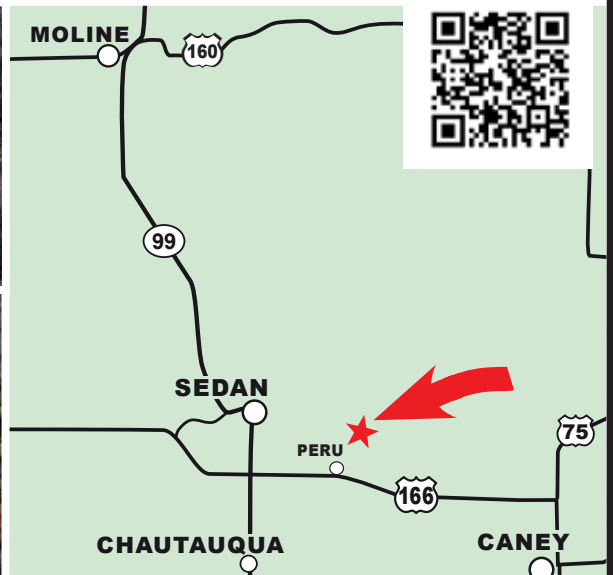
**IMPROVEMENTS:** There is a 2 bedroom 1 bath home with 1200 square feet that could possibly be salvaged, but it hasn't been lived in for several years. Other buildings include a good functional oversized 2 car detached garage with concrete floor, small bunkhouse, and other miscellaneous storage and utility buildings. Southwest of the house is a neat old railroad car and livestock shelter building attached.

**2024 REAL ESTATE TAXES:** \$1,273.39

**LAND LOCATION FROM SEDAN:** From HWY 166 south of Sedan, go east 4½ miles to Peru.

**LAND LOCATION FROM PERU:** From HWY 166 north on Merchants St (Rd 25) 1 mile, turn east and travel east/northeast on Rd 26 2 miles to Indian Rd, go east ¼ mile then north/northwest ¼ mile to the property.

**TERMS:** We will be selling this property by the acre, your bid times 136.5 to arrive at the contract price. There is no Buyers Premium. Earnest money in the amount of \$40,000 is 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 16, 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.



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