

80+- ACRES COWLEY COUNTY, KANSAS FLINT HILLS PASTURE  
BETWEEN CAMBRIDGE AND LATHAM

# AUCTION

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

**Wednesday, April 16, 2025 • 6:00 P.M.**

**AUCTION LOCATION:** Burden City Hall, 401 N. Main St., Burden, KS 67019  
ALLEN MUNDY, DAVID MUNDY AND JANE BREENE, SELLERS

**ONLINE BIDDING IS AVAILABLE  
FOR THIS AUCTION  
INFORMATION AT [SUNDGREN.COM](http://SUNDGREN.COM)**



**PROPERTY DESCRIPTION:** 80+- acres of native Flint Hills pasture located between Cambridge and Latham in Cowley County, Kansas. This bluestem grass pasture has a pond and a small tree lined creek running over 4/10 of a mile through the property. Excellent access is provided by blacktop 281st Rd all along the east boundary, and township gravel 66th Rd all along the north boundary. Nestled in a very scenic region of the Flint Hills, this property offers both agriculture and recreation value. Take a look at this excellent opportunity to Invest In Land!

**LEGAL DESCRIPTION:**  
The West Half of the Southwest Quarter of Section 3, Township 31 South, Range 7 East of the 6th PM, Cowley County, Kansas.

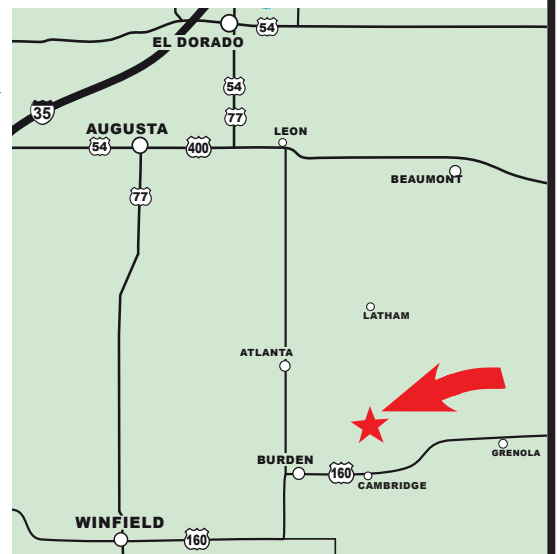


**2024 REAL ESTATE TAXES:** \$323.12

**LAND LOCATION FROM CAMBRIDGE:** 4 miles north on 281st Rd.

**LAND LOCATION FROM LATHAM:** Approximately 10¾ miles south on the Latham/Cambridge blacktop.

**TERMS:** We will be selling this property by the acre, your bid times 80 to arrive at the contract price. There is no Buyers Premium. Earnest money in the amount of \$25,000 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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