

40+- ACRES FARMLAND NORTHEAST OF SEDGWICK
IN HARVEY COUNTY, KANSAS

AUCTION

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Bidding Ends Thursday, April 3, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens March 27 • Download the Sundgren Realty App today!



CHARLES W. SWINDLER REVOCABLE TRUST, SELLER

PROPERTY DESCRIPTION: 40 deeded acres located just northeast of Sedgwick in Harvey County, Kansas. There are approximately 20 acres currently planted to wheat. 12 of those wheat acres will be cut and baled for hay this spring and planted to soybeans along with an additional 8 acres. The remaining 8 acres of wheat will be harvested this summer. The balance of the property is approximately 9 acres of brome grass. Access is provided by Hoover along the east boundary, and SW 96th St along the north boundary. There is a hedge row along the west boundary and a portion of the north boundary. Excellent opportunity to Invest In Land!

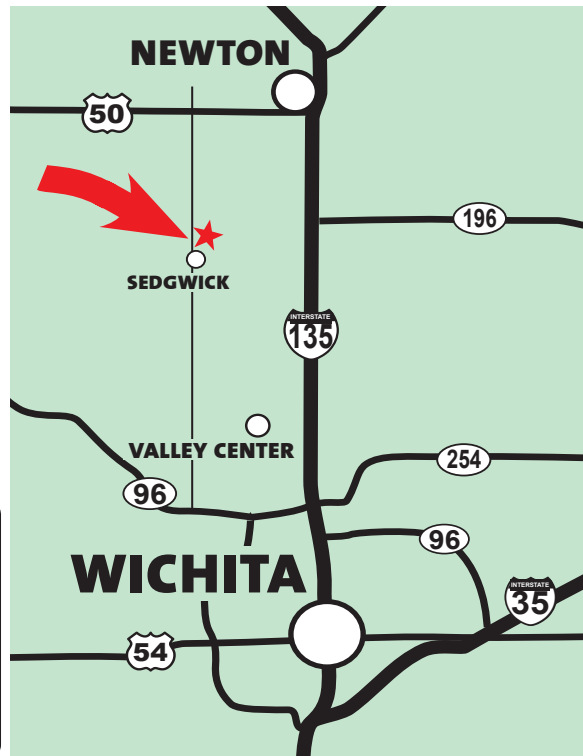
LEGAL DESCRIPTION:

The Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Thirty-four (34), Township Twenty-four (24) South, Range One (1) West of the 6th P.M., Harvey County, Kansas.

2024 REAL ESTATE TAXES:

\$487.36

LAND LOCATION: 1/4 mile north of Sedgwick at the intersection of SW 96th St and Hoover.



TERMS: Bidding will close at 4:00 PM Central on Thursday April 3, 2025 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 40 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$25,000 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 5, 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.

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