

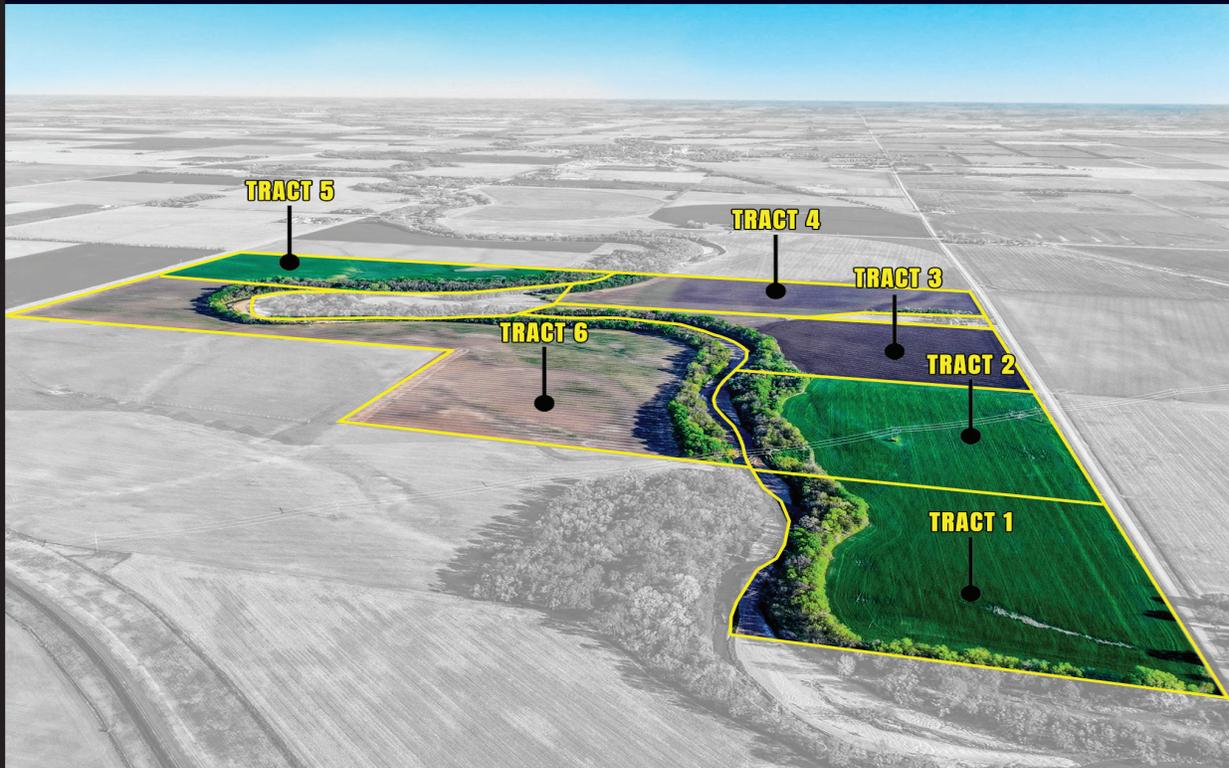
395 ACRES SELLING IN 6 TRACTS NORTH OF WICHITA
ON RIDGE RD, SEDGWICK COUNTY, KANSAS

AUCTION

www.sundgren.com

Friday, June 13, 2025 • 2:00 P.M.

AUCTION LOCATION: American AgCredit, 4105 N. Ridge Rd, Wichita, KS 67205
WILLIAM D. DEVORE REVOCABLE TRUST, SELLER



LAND FEATURES: Selling in 6 individual tracts, this 395 acres is situated in a premium setting along the Little Arkansas River in Sedgwick County, Kansas. The property offers a rare combination of fertile agricultural land, river frontage, and recreational opportunities, making it ideal for farming and outdoor enthusiasts alike.

TRACT 1: 31.9 TRACT 2: 38.5 TRACT 3: 48.9 TRACT 4: 69.4 TRACT 5: 82.6 TRACT 6: 123.9

- **Tillable Farm Ground:** A significant portion of the acreage consists of high-quality tillable farmland. The soil is fertile and well-drained, ideal for row crops such as corn, soybeans, or wheat, with strong production history and easy access from both paved and township roads.
- **Little Arkansas River Frontage:** Each of the 6 tracts includes the scenic Little Arkansas River. This meandering waterway enhances the natural beauty of the land and provides year-round access to water-based recreation including fishing, kayaking, canoeing, and wildlife viewing.
- **Sand Bars & River Access:** Numerous sand bars create a unique river feature—perfect for relaxation, exploration, and family-friendly water activities.
- **Abundant Wildlife:** The diverse habitat—including wooded riverbanks and tillable farm ground—supports a wide range of wildlife. Expect regular sightings of deer, turkey, waterfowl, and other upland game. The land is suitable for hunting or simply enjoying nature.

LAND LOCATION FROM WICHITA: From HWY 96, north on Ridge Rd 7½ miles.

LAND LOCATION FROM SEDGWICK: South on Ridge Rd 2½ miles.

MANNER OF AUCTION: These 6 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.

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

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER

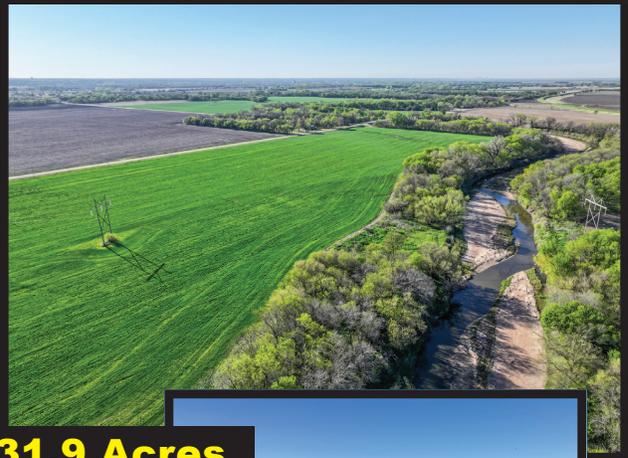
316-377-0013

PHILLIP SOLORIO
REALTOR

316-323-0218

BARRETT SIMON
AUCTIONEER AND REALTOR

316-452-1792



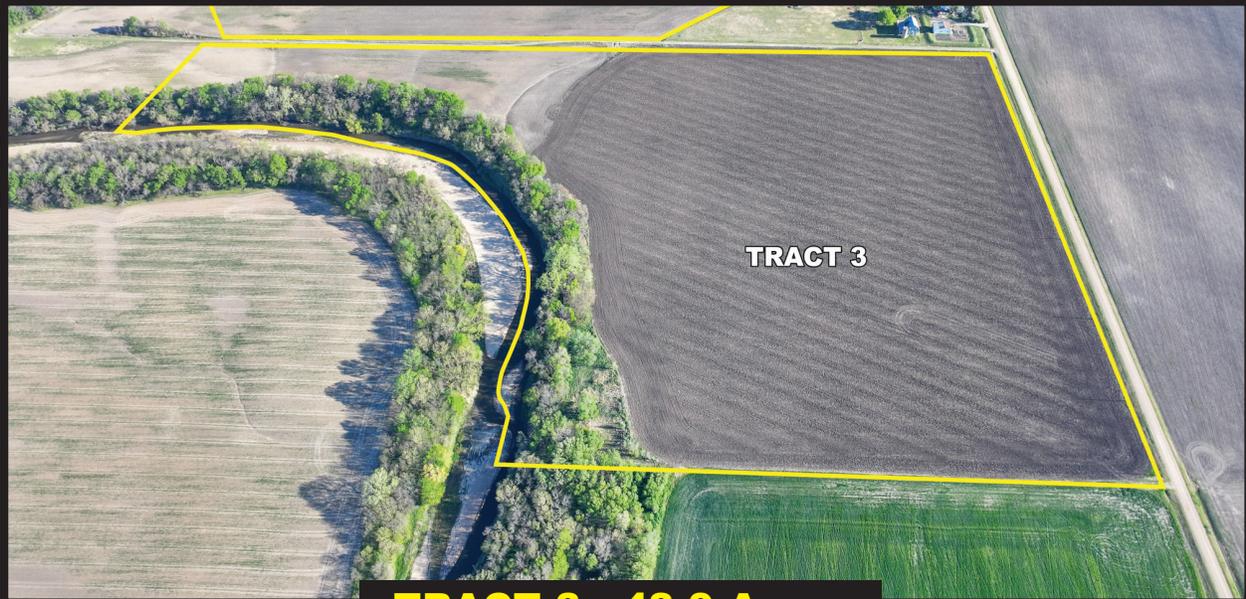
TRACT 1 - 31.9 Acres



TRACT 2 - 38.5 Acres

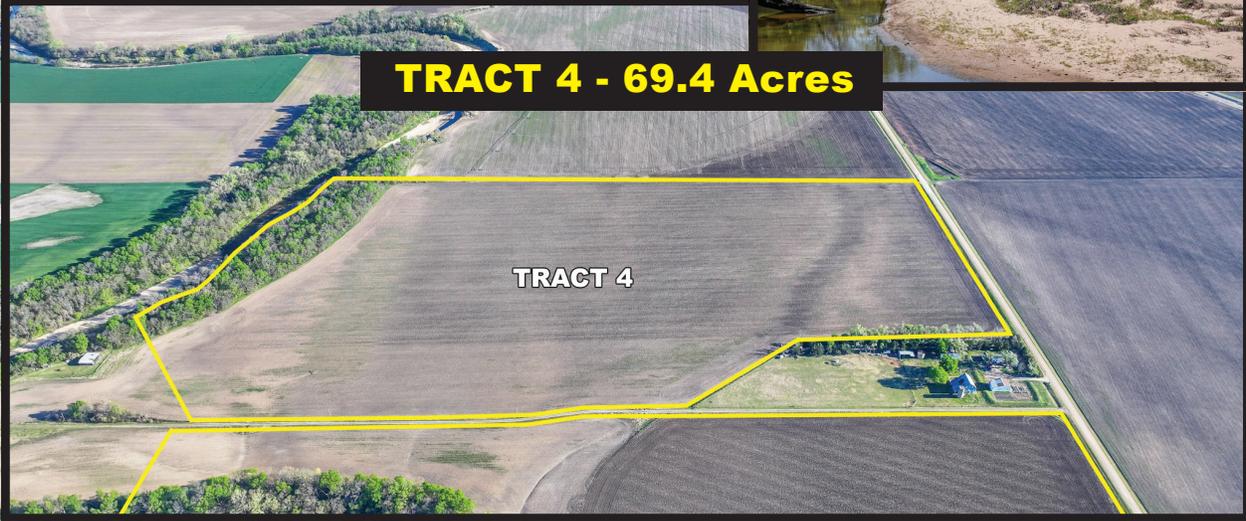


— DOWNLOAD THE SUNDGREN REALTY APP —



TRACT 3

TRACT 3 - 48.9 Acres



TRACT 4

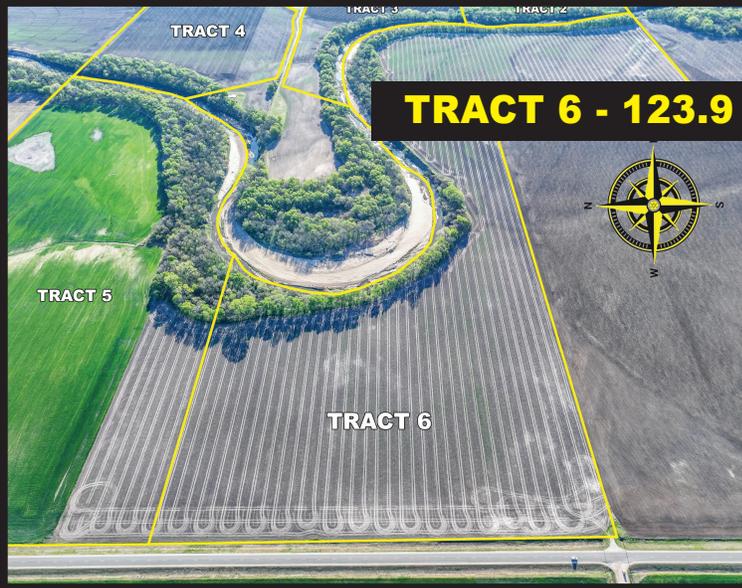
TRACT 4 - 69.4 Acres

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TRACT 5 - 82.6 Acres



TRACT 6 - 123.9 Acres



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 \$25,000 each for tracts 1 & 2, \$50,000 each for tracts 3 & 4, and \$65,000 each for tracts 5 and 6. 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 July 15, 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.