

77.1 Acres Reno County, Kansas Tillable
Farm Ground w/ Oil Production

AUCTION

www.sundgren.com

Bidding Ends Thursday, July 24, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens July 17 • Download the Sundgren Realty App today!

TRUST A (SURVIVING SETTLOR'S TRUST) OF THE EUGENE R. WELLS
AND CARLENE S. WELLS FAMILY LIVING TRUST DATED 21 APRIL 2004, SELLER



PROPERTY DESCRIPTION: 77.1 acres of mostly tillable farm ground with 2 producing oil wells west of Hutchinson in Reno County, Kansas. Access is excellent, just ½ mile from blacktop HWY 50. Having both tillable farm ground and oil production offers a diverse income stream, making this property an excellent investment opportunity or addition to your agriculture operation. Take a look at this excellent opportunity to Invest In Land!

LEGAL DESCRIPTION: Lot 4 and the Southwest Quarter of the Northwest Quarter of Section 4, Township 24 South, Range 9 West of the 6th P.M., Reno County, Kansas. Subject to public road.

2024 REAL ESTATE TAXES: \$494.96



LAND LOCATION FROM HUTCHINSON:
West 22 miles on HWY 50 to Langdon Rd, north ½ mile.
LAND LOCATION FROM PLEVNA: At HWY 50, west 1 mile to Langdon Rd, north ½ mile.
LAND LOCATION FROM SYLVIA:
East 5 miles on HWY 50 to Langdon Rd, north ½ mile.
LAND LOCATION FROM LANGDON: 9½ miles north on Langdon Rd.



TERMS: Bidding will close at 4:00 PM Central on Thursday July 24, 2025 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 77.1 to determine contract price. Earnest money is \$20,000 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 August 25, 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.



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