

160 Acres Tillable Farm Ground
Kingman County, Kansas

AUCTION

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Bidding Ends Wednesday, July 9, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens July 2 • Download the Sundgren Realty App today!

THE NANCY F. INGWERSEN REVOCABLE TRUST, SELLER



PROPERTY DESCRIPTION: 160 acres between Kingman and Cunningham, southeast of Penalosa in Kingman County, Kansas. Approximately 129 acres of the property is currently planted to wheat. The balance of the property is approximately 31 acres of grass that will be cut for hay and some trees. Access is provided by township road along the west and south boundaries. Take a look at this opportunity to Invest In Land!

CURRENT INCOME: The 129 acres of tillable farm ground planted to wheat are leased for \$55/acre. Seller and Buyer will split that income 50/50. The buyer will receive the landowner 1/3 of the hay crop.

LEGAL DESCRIPTION: The Southwest Quarter (SW/4) of Section Fourteen (14), Township Twenty-seven (27) South, Range Nine (9) West of the 6th P.M., Kingman County, Kansas.

2024 REAL ESTATE TAXES: \$684.40

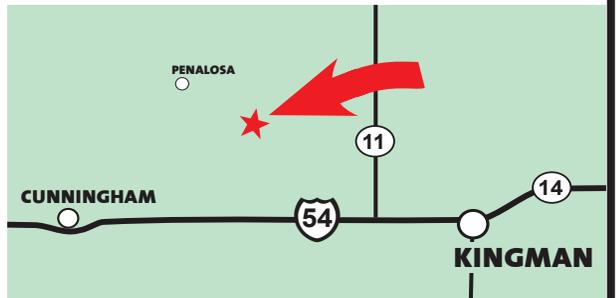
LAND LOCATION FROM KINGMAN: West 4 miles on HWY 54 to HWY 11, north 3 miles to NW 30th St, west 4½ miles.

LAND LOCATION FROM PENALOSA: East 2 miles on NW 50th St to NW 90 Ave, south 1½ miles.

LAND LOCATION FROM CUNNINGHAM: East 6 miles on HWY 54 to NW 110th Ave, north 2 miles to 20th, east 2 miles to 90 Ave, north 1 mile.



TERMS: Bidding will close at 4:00 PM Central on Wednesday July 9, 2025 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 160 to determine contract price. Earnest money is \$35,000 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 8, 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 court 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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