

100 Acres Sedgwick County, Kansas Tillable Farm Ground
Between Valley Center & Sedgwick

AUCTION

www.sundgren.com

Bidding Ends Tuesday, August 19, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens August 12 • Download the Sundgren Realty App today!

ELLA R. DILTS TRUST, SELLER



PROPERTY DESCRIPTION: Located between Sedgwick and Valley Center, this exceptional parcel offers over 100 acres of nearly 100% tillable farm ground in the heart of Sedgwick County. The property boasts **Class II and Class III soils**, making it highly productive and ideal for a variety of crops. Whether you're looking to expand your current farming operation or invest in quality agricultural land, this is an excellent opportunity in a strong farming region.

- ✓ 100+ Acres
- ✓ Highly Tillable – Nearly 100% Farmable
- ✓ Class II & III Soils
- ✓ Prime Location Between Sedgwick & Valley Center
- ✓ Strong Investment Potential

Don't miss your chance to own premium Kansas farmland!

LEGAL DESCRIPTION: A tract of land in the West Half of Section 12, Township 25 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas. Exact legal available in the real estate purchase contract.

2024 REAL ESTATE TAXES: \$752.34

LAND LOCATION FROM VALLEY CENTER: 3 miles north on Meridian to 109th, west 1/2 mile to the property.

LAND LOCATION FROM SEDGWICK: 1 mile east on 125th to 39th, south to 109th, east 1/8 mile to the property.



TERMS: This will be an online only auction. Bidding will be by the acre, your bid times 100 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$50,000 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 September 19, 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. 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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