

65.8 ACRES MCPHERSON, KANSAS – INTERSTATE 135 FRONTAGE, OIL INCOME & TILLABLE FARM GROUND

AUCTION

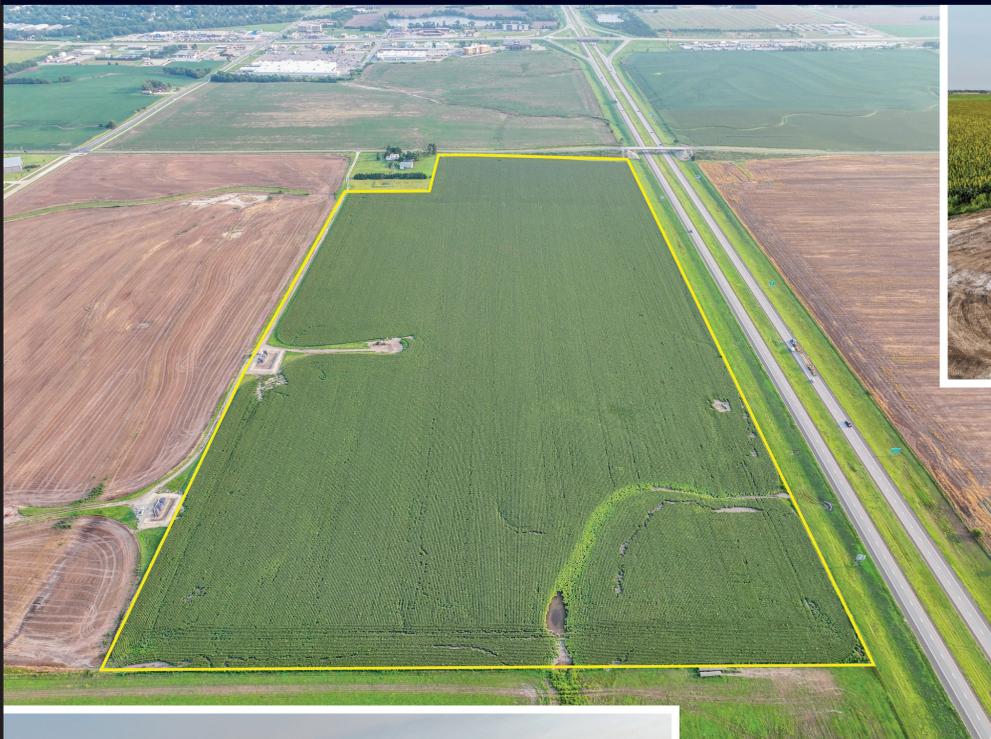
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Bidding Ends Wednesday, September 17, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens September 10 • Download the Sundgren Realty App today!

COLBURN POWELL LAND TRUST AND ANN C. SWANSON REVOCABLE TRUST, SELLERS



PROPERTY DESCRIPTION: 65.8 acres of tillable farm ground along Interstate 135 just east of McPherson, Kansas with oil income and blacktop frontage. This productive farm ground offers an excellent opportunity to invest in diverse land that has multiple sources of income. 100% of the property consists of Class II Crete silt loam soils with 0% to 3% slope. The city of McPherson has a water main along Centennial Drive, less than 1/3 of a mile west of the property. In addition to being a quality agriculture production

and oil income tract of land, the subject property is also within the path of development for the city of McPherson and has excellent visibility along both Avenue A and Interstate 135. Take a serious look at this opportunity to Invest In Land!

OIL INCOME: Sellers currently receive a 1/8 royalty interest that will transfer to the Buyer at closing. Recent years total oil production in barrels is as follows:

- 2019 – 1124 barrels
- 2020 – 796 barrels
- 2021 – 965 barrels
- 2022 – 802 barrels
- 2023 – 1129 barrels
- 2024 – 1126 barrels



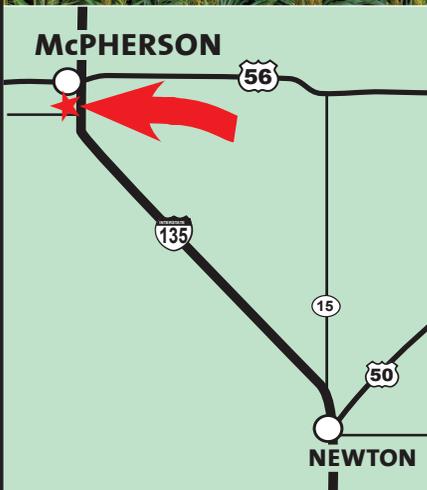
LEGAL DESCRIPTION: Land located in the E/2 of the NW/4 of Section 35, Township 19 South, Range 3 West of the 6th PM, McPherson County, Kansas. The exact legal description is reflected in the Title Search Report and Real Estate Purchase Contract.

POSSESSION AND CURRENT CROP: Possession of the property will be at closing subject to harvest of the current growing grain sorghum crop. Seller will retain any income and be responsible for any expenses associated with that crop.

2024 REAL ESTATE TAXES: \$721.05

LAND LOCATION FROM McPHERSON: Located at the southwest corner of A Avenue and Interstate 135.

TERMS: Bidding will close at 4:00 PM Central on Wednesday September 17, 2025 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 65.8 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 October 17, 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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