

352.7 ACRES CHASE COUNTY, KANSAS – COTTONWOOD RIVER, TILLABLE, PASTURE, TREES & BIG DEER

AUCTION

www.sundgren.com

Friday, September 26, 2025 • 2:00 P.M.

AUCTION LOCATION: Chase County Community Building at Swope Park
1715 210 Rd., Cottonwood Falls, KS 66845
CARLA L. GILBERT AND MARY B. WHEELER, SELLERS

OPEN HOUSE: Friday, September 12 from 2-6 pm
Friday, September 26 from 10 am-12 pm



ONLINE BIDDING IS AVAILABLE FOR THIS AUCTION
INFORMATION AT SUNDGREN.COM

TRACT 1: 165.3 acres
TRACT 2: 187.4 acres

PROPERTY DESCRIPTION: 352.7 Acres of prime and diverse land for sale Southeast of Cottonwood Falls in scenic Chase County, Kansas! This versatile property offers an ideal mix of pasture, mature trees, tillable farm ground, and approximately 1 mile of the South Fork of the Cottonwood River running through it. Highlights include:

- Productive soils
- Excellent whitetail deer hunting
- Fantastic fishing opportunities
- Native American artifacts
- Quality native bluestem pasture
- Thriving turkey population
- Multiple large gravel bars
- Diverse habitat

Whether you're looking for a recreational retreat, productive agriculture, or tangible investment, this land has it all — plus wildlife, water, and a prime location in the heart of the scenic Kansas Flint Hills! Invest In Land!

2024 REAL ESTATE TAXES:
\$2,255.15 for both tracts combined.

LAND LOCATION FROM COTTONWOOD FALLS: From Casey's, east on 210 Rd 1 mile to T Rd, south 2¼ miles to 180 Rd, east ¼ mile to TP Rd, south 1¼ mile to the property.



AUCTION ORDER:
These 2 tracts will be sold individually and in numerical order.



TERMS: This will be a live auction with online simulcast. Bidding will be by the acre, your bid times the number of acres specified for each tract plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$50,000 for each tract 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 27, 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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