

158+- ACRES PASTURE, POND, TREES & WATER WELL –
RENO COUNTY, KANSAS

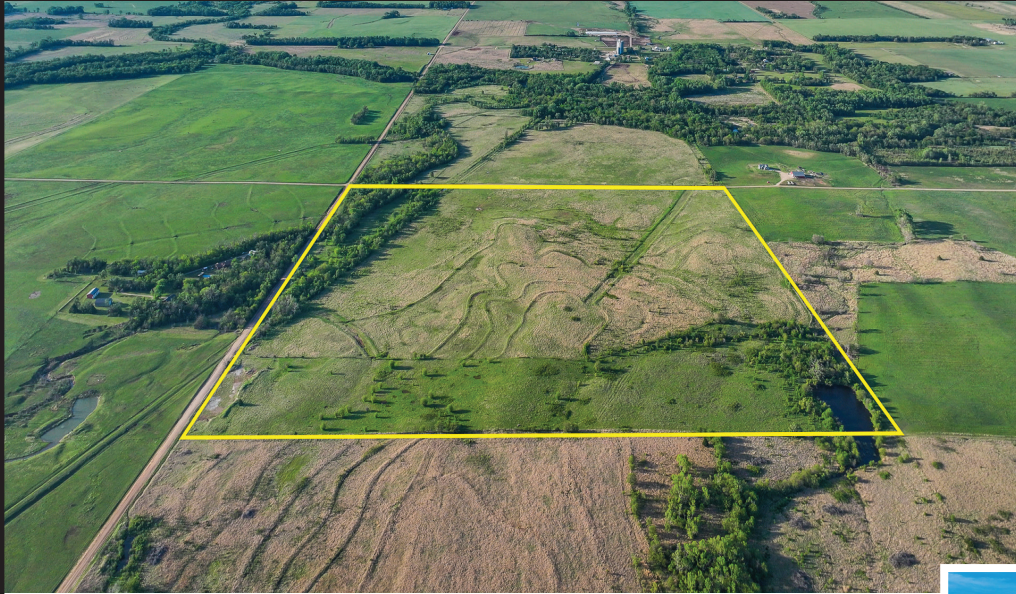
AUCTION

www.sundgren.com

Bidding Ends Wednesday, May 27, 2026 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens May 20 • Download the Sundgren Realty App today!



MARLENE M. MCCOWAN TRUST, SELLER

PROPERTY DESCRIPTION: 158+- acres between Castleton and Pretty Prairie in Reno County, Kansas. The largest percentage of this diverse property is pasture. Water sources include a solar water well located towards the northwest central portion of the property, an attractive clear water pond in the southeast corner, and a timber lined wet weather creek in the northwest corner of the property. In addition to the nice pocket of timber along that creek in the northwest corner, there is an abandoned railroad track running diagonally through the western most portion of the property with a line of trees on each side, offering cover, habitat, and a trafficway for wildlife. This property presents another great opportunity to Invest In Land!



LEGAL DESCRIPTION: The Northwest Quarter of Section 27, Township 25 South, Range 6 West of the 6th P.M., Reno County, Kansas.

2025 REAL ESTATE TAXES: \$288.78

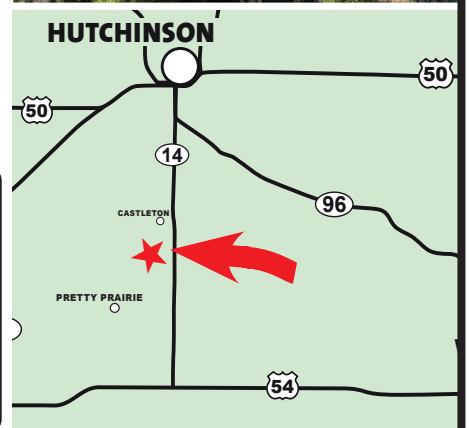
LAND LOCATION FROM CASTLETON: West 1 mile on Castleton Rd. to Broadacres, south 1 mile.

LAND LOCATION FROM PRETTY PRAIRIE: North 3 miles on Dean Rd to Parallel, east 2¾ to Broadacres, north 1½ miles.

LAND LOCATION FROM HUTCHINSON: 8 miles South from 96 on K-14 to Castleton Rd., west 2 miles to Broadacres Rd., south 1 mile.



TERMS: This will be an online only auction. Bidding will be by the acre, your bid times 158 plus a 10% buyer premium added to the high bid 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 June 29, 2026. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, and rights of way. 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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