

472.5 ACRES IN COWLEY COUNTY, KS – WATERSHED
LAKE, PASTURE, TREES & HILLS

AUCTION

www.sundgren.com

Friday, May 8, 2026 • 2:00 P.M.

AUCTION LOCATION: Burden City Hall, 401 N. Main St., Burden, KS 67019

FULSOM FAMILY LLC, SELLER



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



PROPERTY DESCRIPTION: 472.5 acres of extremely high quality cattle grazing pasture, fishing & hunting. Rarely do you see a property with such a high level combination of these characteristics. Located between Burden and Atlanta, this property offers seclusion in the scenic Kansas Flint Hills. The land features excellent cattle grazing pasture, with quality native bluestem grasses and a sizable acreage to

support your livestock operation. A standout feature is the impressive 15-acre watershed lake, providing a reliable water source while also serving as the property centerpiece for outdoor enjoyment.

For cattlemen, sportsmen and outdoor enthusiasts, this property truly shines. The property is well-known for quality Kansas whitetail deer hunting, offering strong habitat and proven successful results.. The lake is equally appealing for anglers and waterfowl enthusiasts alike, with good populations of bass, crappie, bluegill and catfish plus loads of ducks and geese in the winter, making it ideal for year-round activity.

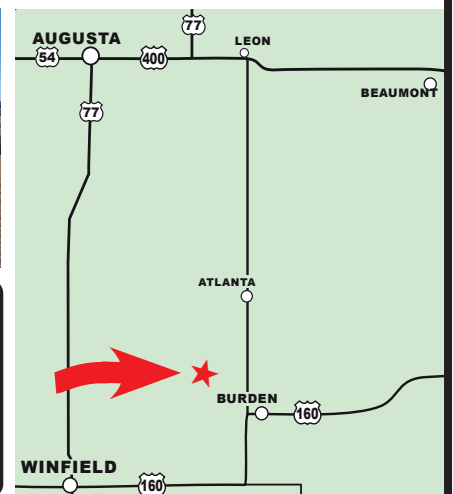
If you're looking for one of the true Kansas Flint Hills gems to add to your portfolio, take a look at this opportunity to Invest In Land!

LEGAL DESCRIPTION: Lot 3 and the Northeast Quarter of the Southwest Quarter and the East Half of the Northwest Quarter and the East Half of Section 18, Township 31 South, Range 6 East of the 6th P.M., Cowley County, Kansas.

2025 REAL ESTATE TAXES: \$1,640.70

LAND LOCATION FROM ATLANTA: 6 miles south on 211th Rd to 92nd Rd, west 2 miles.

LAND LOCATION FROM BURDEN: ½ mile west on HWY 160 to 211th Rd, north 2 miles to 92nd Rd, west 2 miles.



TERMS: This will be a live auction with online bidding available. Bidding will be by the acre, your bid times 472.5 to arrive at the contract price. There is no buyer premium. Earnest money is \$100,000 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 8, 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. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.

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BROKER
AND AUCTIONEER

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AUCTIONEER AND REALTOR

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