

CHASE COUNTY, KANSAS FLINT HILLS
RANCH – 828 ACRES PASTURE, PONDS,
SPRINGS & CREEKS

AUCTION

www.sundgren.com

Auction Date: FRIDAY, JUNE 19, 2026 • 11:00 A.M.

**Auction Location: COTTONWOOD FALLS COMMUNITY BUILDING
1715 210th Rd, Cottonwood Falls, KS 66845 (SWOPE PARK)**

THE MARK B. CROFOOT REVOCABLE TRUST AND THE CCH TRUST AND THE PDK REVOCABLE TRUST, SELLERS



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

PROPERTY DESCRIPTION: 828 acres in the heart of the scenic Flint Hills in Chase County, Kansas. Located near Matfield Green, this ranch is the epitome of the Flint Hills. Large rolling native grass hills, crystal clear water springs and creeks, and views that pictures just can't do justice. Over 1/2 mile of Crocker Creek enters and exits the property at the south end, offering live water full of life! From bass, bluegill, and longear sunfish to crawdads, minnows and darters...creeks of the Kansas Flint Hills have a subtle yet exciting ecosystem of their own and Crocker Creek is no exception! Multiple other smaller creek and springs join to form another similar sized creek that runs for over a mile through the center of this ranch. Combined, they offer a year-round clean and clear water source. Other water sources include a 2+ acre pond in the west center portion of the ranch, and two other spring fed ponds. Many other pond or lake building opportunities exist thanks to the rolling hills and natural springs. Access is from a township gravel road that dead-ends into the property, meaning absolutely no drive by traffic. This is an absolutely excellent opportunity to Invest In Land!

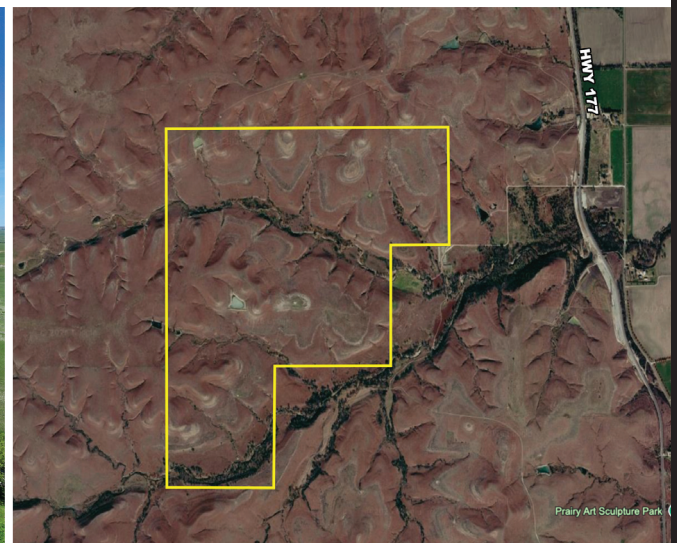


LEGAL DESCRIPTION: Government Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 21, 22, 23, 24, 25, 26, 27 and 28 of Section 31, Township 21 South, Range 8 East of the 6th P.M. AND Government Lots 9 and 10 in Section 6, Township 22 South, Range 8 East of the 6th P.M., ALL IN Chase County, Kansas.

2025 REAL ESTATE TAXES: \$3,301.44

LAND LOCATION FROM MATFIELD GREEN: 1¼ miles north on HWY 177 to 78th, ½ west, ¼ south, ¼ west on 78th.

LAND LOCATION FROM COTTONWOOD FALLS: 12¼ miles south on HWY 177 to 78th, ½ west, ¼ south, ¼ west on 78th.



TERMS: This will be a live auction with online bidding available. Bidding will be by the acre, your bid times 828 to arrive at the contract price. There is no buyer premium. Earnest money is \$250,000 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 July 31, 2026. 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 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. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.

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