

74 ACRES TILLABLE FARM GROUND NEAR ATLANTA  
IN COWLEY COUNTY, KANSAS

# AUCTION

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**Bidding Ends Thursday, June 25, 2026 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding Opens June 18 • Download the Sundgren Realty App today!



**CRYSTAL BERGMANN AND RANAE MCPHAIL, SELLERS**

**PROPERTY DESCRIPTION:** Here is an excellent opportunity to own a productive, mostly tillable tract of farm ground located south of Atlanta in Cowley County, Kansas. This 74+- acre property would make a great addition to an existing farming operation or a solid land investment.

The largest percentage of this tract is currently planted to wheat. Following the wheat harvest, the tenant plans to double crop soybeans. While the land is predominantly tillable ground, the northwest corner features a standalone patch of mature trees that breaks up the landscape and provides a bonus touch of natural cover.

The soils on this farm consist entirely of manageable Class 2, 3, and 4 soils:

Irwin silty clay loam (1 to 3% slopes): Makes up the largest footprint of the property at 46.05 acres (68.19%), carrying a Class 3s capability rating.

Dwight silt loam (0 to 1% slopes): Covers 12.26 acres (18.15%) of the central-southern portion with a Class 4s capability rating.

Labette-Dwight complex (0 to 3% slopes): Spans 9.22 acres (13.65%) across the upper portion of the tract, offering highly productive Class 2e soils.

With good access provided by 42nd Rd along the south boundary and 191st Rd along the west boundary, moving equipment in and out is a breeze. Whether you are looking to expand your acreage or diversify your investment portfolio with quality Kansas dirt, you won't want to miss this one. Invest In Cowley County Land!

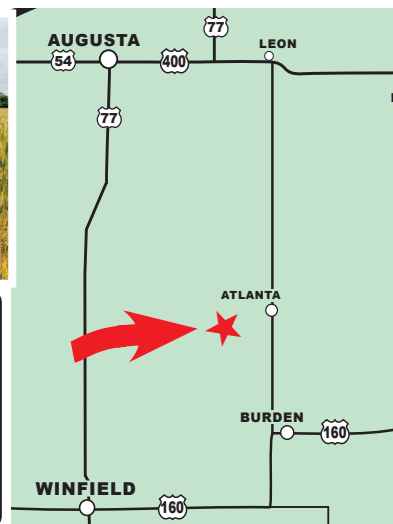
**LEGAL DESCRIPTION:** South Half of the Southwest Quarter of Section 20, Township 30 South, Range 6 East of the 6th PM, Cowley County, Kansas, EXCEPT a tract of land beginning at the Southwest corner of said Quarter Section; thence North on the West line 457.17 feet to a point; thence East on a line 498.94 feet to a point; thence South 457.17 feet to a point on the South line of said Quarter Section; thence West on said South line 513.53 feet to the point of beginning.

### LAND LOCATION FROM

**ATLANTA:** West on 32nd Rd blacktop 2 miles to 191st Rd, south ¾ mile OR south on 211th Rd 1 mile to 42nd Rd, west 1½ miles.

### 2025 REAL ESTATE TAXES:

\$566.18



**TERMS:** This will be an online only auction. Bidding will be by the acre, your bid times 74 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$20,000 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 27, 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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