

75.6 TAXABLE ACRES w/ ELK RIVER, TILLABLE FARM GROUND
& HEAVY TIMBER – ELK COUNTY, KANSAS

AUCTION

www.sundgren.com

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

ONLINE ONLY AUCTION

Bidding Opens May 28 • Download the Sundgren Realty App today!



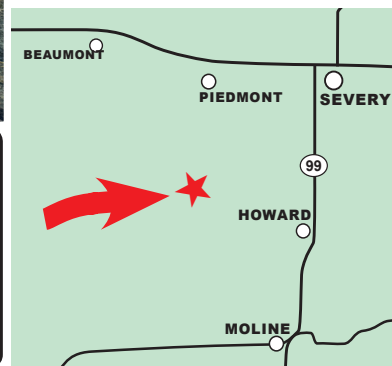
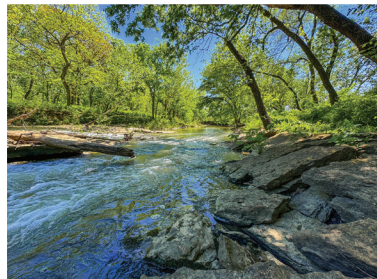
THE BERDAN FAMILY REVOCABLE LIVING TRUST – SELLER

PROPERTY DESCRIPTION: 75.6 taxable acres (80 deeded acres) located south of Piedmont and northwest of Howard in Elk County, Kansas. This high quality Elk River bottom farm has a diverse set of characteristics that includes river bottom ground, the Elk River, and heavy timber. Approximately 59 of the acres are tillable farm ground, most of which are Class I & Class II soils. A wide variety of trees includes Oak, Walnut, Sycamore and Paw Paw. The Elk River enters the property along the north boundary, exits, then re-enters the property and winds through for over 1/3 of a mile! This excellent water feature offers a wide variety of fishing opportunities. There is a nice balance of deep water and rapids. Populations of Kansas Whitetail deer and turkeys exist in abundance on and around the property. A property with this size and amenities doesn't become available often on the public market, take a serious look at this prime opportunity to Invest In Land!

LEGAL DESCRIPTION: The North Half of the Northwest Quarter of Section 22, Township 29 South, Range 9 East of the 6th P.M., Elk County, Kansas. Subject to public road.

LAND LOCATION FROM PIEDMONT: South on Piedmont Rd (K Rd/Road 10) 4 miles to Rock, west 3 miles to Road 7, south 3 miles.

2025 REAL ESTATE TAXES: \$1,122.86



TERMS: This will be an online only auction. Bidding will be by the acre, your bid times 75.6 plus a 10% buyer premium added to the high bid to determine the 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 July 6, 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. 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.

JOE SUNDGREN
BROKER
AND AUCTIONEER

316-321-7112

RICK REMSBERG
AUCTIONEER AND REALTOR

316-322-5391



SUNDGREN
REALTY, Inc.

218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER

316-377-0013

PHILLIP SOLORIO
REALTOR

316-323-0218

BARRETT SIMON
AUCTIONEER AND REALTOR

316-452-1792