

376+- ACRES TILLABLE, PASTURE, OIL INCOME
& HUNTING – COWLEY COUNTY, KANSAS

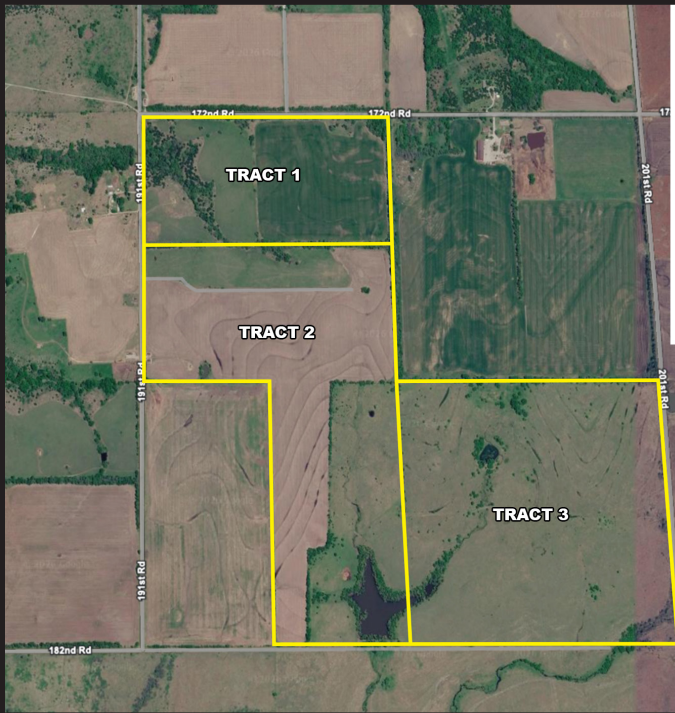
AUCTION

www.sundgren.com

AUCTION DATE: Friday, October 2, 2026 • 11:00 A.M.

AUCTION LOCATION: BURDEN CITY HALL, 401 N. Main St., Burden, KS 67019

THE REVOCABLE LIVING TRUST OF PAUL E LAWRENCE AND FRANCES M LAWRENCE, SELLER



TRACT 1 - PROPERTY DESCRIPTION: 71+- acres of extremely diverse opportunity to Invest In Land! The property is split nearly 50/50 between tillable farm ground and pasture. There is a thick heavy pocket of timber running through the center of the pasture area with a spring. In addition to having both of those agriculture amenities, this tract also has good oil income. Looking for a potential home building site? This tract comes with a rural water meter and there is electric along the road. Good access, good location, good hunting, good opportunity to Invest In Land!

LEGAL DESCRIPTION: The North Half of the Northwest Quarter of Section 32, Township 32 South, Range 6 East of the 6th PM, Cowley County, Kansas.

EARNEST MONEY: \$25,000

PROPERTY LOCATION FROM BURDEN:

5 miles south and 1 mile west on HWY 160 to 201st Rd., south 1 mile to 172nd Rd., west ½ mile.

PROPERTY LOCATION FROM WINFIELD:

9 miles east on HWY 160 to 201st Rd., south 1 mile to 172nd Rd., west ½ mile.



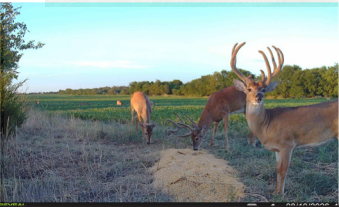
TRACT 2 DESCRIPTION: 152+- acres with some Big Kansas Whitetail Bucks! If you are looking for Kansas hunting land with a plethora of quality deer, this place is loaded! With just over 50% of the property consisting of tillable farm ground, and the balance in pasture, the habitat and cover paired with agriculture production is great. There is a secluded large pond located at the south end of this tract, offering water for livestock, wildlife and a key feature for waterfowl. Like extra income? This property has that with oil income! Invest In Land!

LEGAL DESCRIPTION: The East Half of the Southwest Quarter AND The South Half of the Northwest Quarter of Section 32, Township 32 South, Range 6 East of the 6th PM, Cowley County, Kansas.

EARNEST MONEY: \$45,000

PROPERTY LOCATION FROM BURDEN: 5 miles south and 1 mile west on HWY 160 to 201st Rd., south 1 mile to 172nd Rd., west 1 mile to 191st Rd., south ¼ mile.

PROPERTY LOCATION FROM WINFIELD: 9 miles east on HWY 160 to 201st Rd., south 1 mile to 172nd Rd., west 1 mile to 191st Rd., south ¼ mile.



TRACT 3 DESCRIPTION: 153+- acres of pasture located east of Winfield and south of Burden in Cowley County, Kansas. There are several water sources in this tract that includes a rural water meter, seasonal Pebble Creek, a pond and part of a second pond. If you are looking for grass to start of expand your cattle grazing operation, look no further! Access is provided by 201st Rd all along the east boundary. The cattle price remains strong, take this opportunity to Invest In Land!

LEGAL DESCRIPTION: The Southeast Quarter of Section 32, Township 32 South, Range 6 East of the 6th PM, Cowley County, Kansas.

EARNEST MONEY: \$45,000

PROPERTY LOCATION FROM BURDEN: 5 miles south and 1 mile west on HWY 160 to 201st Rd., south 1½ miles.

PROPERTY LOCATION FROM WINFIELD: 9 miles east on HWY 160 to 201st Rd., south 1½ miles.

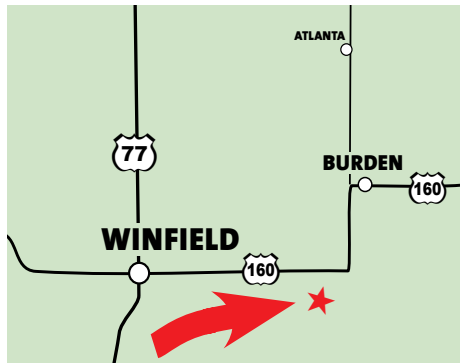
MANNER OF AUCTION:

These Tracts will sell individually and in numerical order.

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



TERMS: This will be a live auction with online bidding available. We will be selling each tract your bid times the number of acres specified plus a 10% buyer premium to arrive at the contract price. Earnest money will be 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 November 2, 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 confirmation. 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. All announcements made the day of the auction take precedence over any other announcements or printed material.



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