400+- ACRES RENO COUNTY, KS NEAR
KINGMAN & PRETTY PRAIRIE – 3 TRACTS

AUCTION

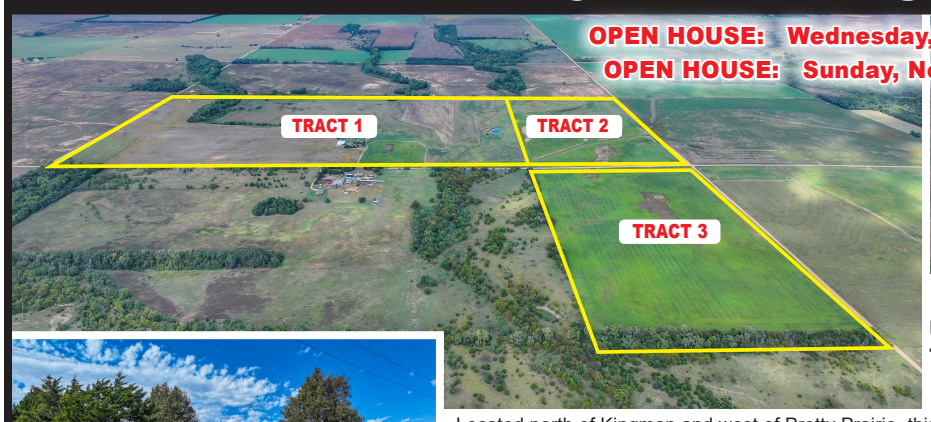
www.sundgren.com

Bidding Ends Thursday, December 3, 2026 — 4:00 P.M.

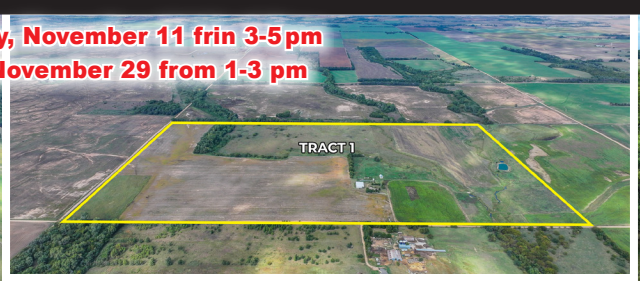
ONLINE ONLY AUCTION

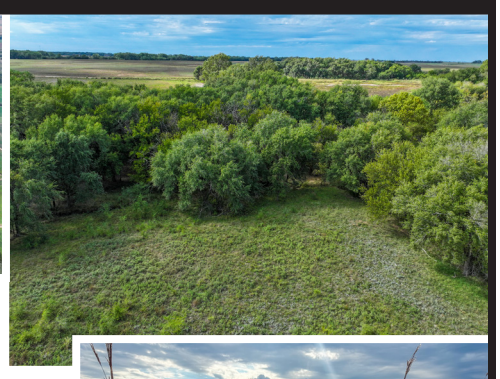
Bidding Opens November 26 • Download the Sundgren Realty App today!

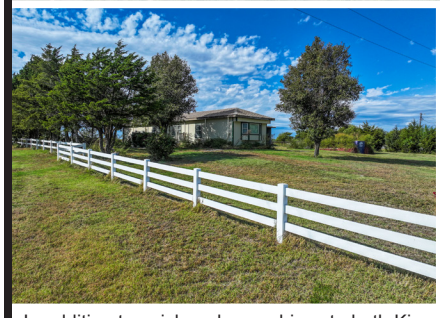
400+- acres of diverse Reno County, Kansas land near Kingman and Pretty Prairie selling in 3 individual tracts.



OPEN HOUSE: Wednesday, November 11 frin 3-5pm
OPEN HOUSE: Sunday, November 29 from 1-3 pm







Brian & Mark Lubbers Family Partnership LLC, Seller

PROPERTY ADDRESS: 14712 W. Maple Grove Rd., Kingman, KS 67068

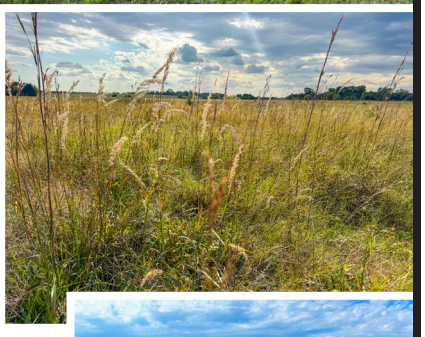
TRACT 1 - PROPERTY DESCRIPTION: 240+- acres of diverse Reno County, Kansas land offering outstanding hunting, agriculture production, pasture, and rural living!

Located north of Kingman and west of Pretty Prairie, this versatile property offers an excellent combination of pasture, tillable farm ground, wildlife habitat, and established improvements. Whether you're looking for a premier hunting property, a working farm, a weekend getaway, or a place to enjoy the Kansas outdoors, this property has plenty to offer.

The property features a single-wide mobile home with a stick-built addition, providing a place to stay and enjoy the land. The home has an existing water well, septic system, and electric meter.

Additional improvements include:

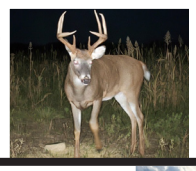
- 100′ x 60′ farm utility and storage shed
- 32′ x 28′ tool shed
- Other misc. utility buildings
- Livestock pens
- Established pasture ground
- Tillable farm ground
- Pond
- Natural wet-weather draw
- Easy access from afar! Located just 4 miles from Kingman Municipal Airport.
- Outstanding Kansas Hunting!





In addition to quick and easy drives to both Kingman and Pretty Prairie, this property is also less than 1 mile from Hooray Ranch, a world-class, five-star luxury hunting compound and agritourism lodge Hooray Ranch is widely regarded as one of the premier waterfowl, whitetail deer, turkey, and wingshooting destinations in North America.

This property offers excellent wildlife habitat and recreational opportunities. Enjoy great Kansas whitetail deer hunting, along with good pheasant, turkey and quail numbers. The combination of pasture, agricultural ground, water, and natural cover creates an attractive environment for wildlife. Located along the Central Flyway migration pattern, known as a top destination for duck and goose hunting, this property would be a prime candidate for waterfowl development.



With its mix of productive ground, livestock facilities, substantial storage buildings, water features, and hunting opportunities, this 240± acre property offers something for everyone. A great opportunity to own a versatile piece of Kansas land with room to farm, hunt, enjoy the outdoors, and make it your own! Invest In Land!

2026 REAL ESTATE TAXES: $3,906.34 (tracts 1 & 2 combined)



Brian & Mark Lubbers Family Partnership LLC

TRACT 2 - PROPERTY DESCRIPTION: 80+- acres of Reno County, Kansas land offering excellent agriculture production and hunting! Located west of Pretty Prairie and north of Kingman, this property offers mostly tillable farm ground with some bonus hunting. Game camera pictures below were taken at the north end of this tract. There is a working water well and electric on the property, offering utilities in place and the opportunity to build a house, cabin, barn home or structure of your choosing!

In addition to quick and easy drives to both Kingman and Pretty Prairie, this property is also less than 1 mile from Hooray Ranch, a world-class, five-star luxury hunting compound and agritourism lodge Hooray Ranch is widely regarded as one of the premier waterfowl, whitetail deer, turkey, and wingshooting destinations in North America.

This property offers excellent wildlife habitat and recreational opportunities. Enjoy great Kansas whitetail deer hunting, along with good pheasant, turkey and quail numbers. Located along the Central Flyway migration pattern, known as a top destination for duck and goose hunting, this property would be a prime candidate for waterfowl development. Take a look at this excellent opportunity to Invest In Land!



2025 REAL ESTATE TAXES: $3,906.34 (tracts 1 & 2 combined)







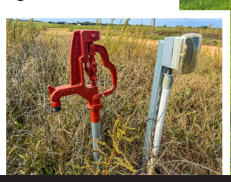


Mark and Mandaleta Lubbers, Sellers

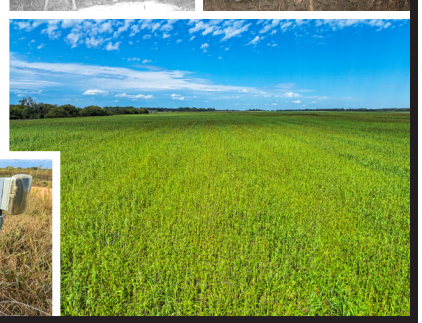
TRACT 3 - PROPERTY DESCRIPTION: 80+- acres of Reno County, Kansas land offering excellent agriculture production and hunting! Located west of Pretty Prairie and north of Kingman, this property offers mostly tillable farm ground with a really nice thick shelter belt of trees all along the south end of the property. There is a water hydrant on the property hooked up to the water well across the road to the north on Tract 2. If there are two separate buyers, it will be up to the Tract 2 buyer if you are allowed to have continued use of that water.

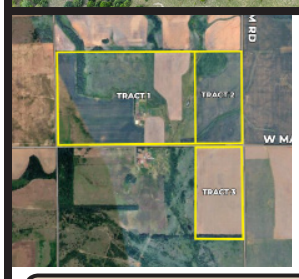
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2025 REAL ESTATE TAXES: $884.72





LAND LOCATION FROM PRETTY PRAIRIE: 6 miles west on Pretty Prairie Rd. to Salem Rd., south 1½ miles.

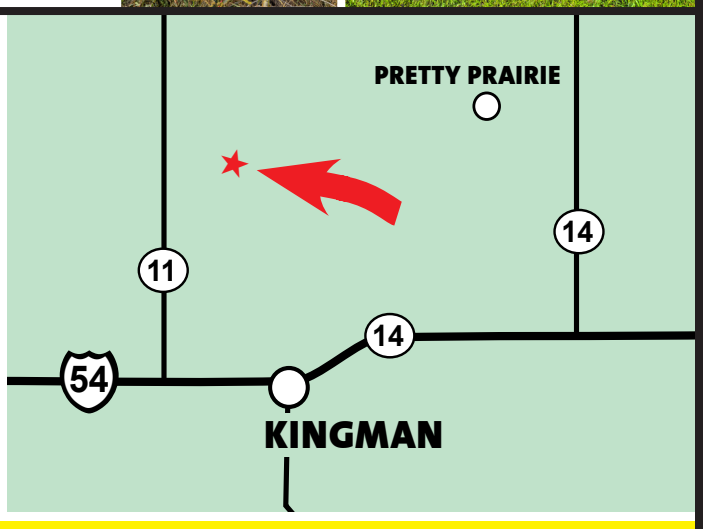
LAND LOCATION FROM KINGMAN: North on Main St. 4 miles to Maple Grove Rd., west 1 mile.

MANNER OF AUCTION:

These Tracts will sell individually and in numerical order. Bidding on Tract 2 will not begin concluding until 5 minutes after the conclusion of Tract 1, and Bidding on Tract 3 will not begin concluding until 5 minutes after the conclusion of Tract 2.

Sundgren Realty & Auction is working in cooperation with Megan Leis at Remax Premier.





TERMS: This will be an Online Only Auction with a soft close, clock will reset to 2 minutes each time a bid is placed within the last 2 minutes. Bidding will be by the acre, your bid times the number of acres specified plus a 10% buyer premium added to the high bid to determine 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 January 8, 2027 (Seller is willing to close in 2026 or 2027). 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.

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316-321-7112

RICK REMSBERG
AUCTIONEER AND REALTOR
316-322-5391

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