

923+- Acres, Atlanta Kansas Flint Hills
Cattle Grazing Ranch Land For Sale

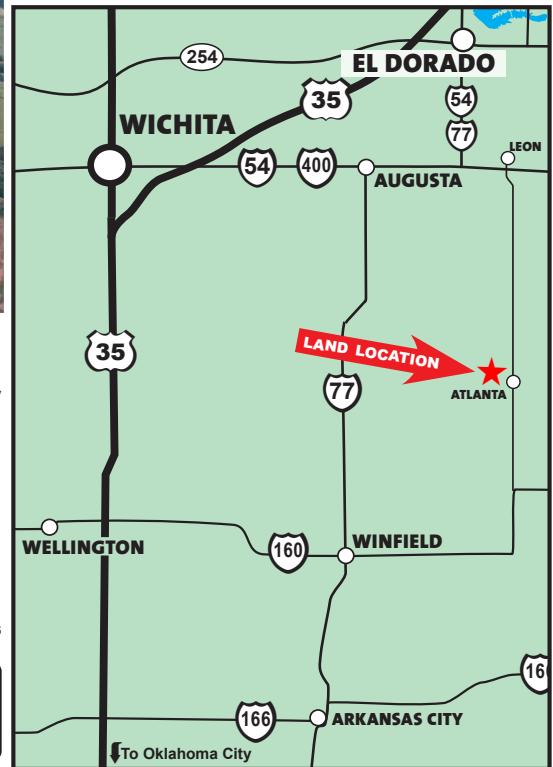
AUCTION

www.sundgren.com

Tuesday, October 27, 2020 • 6:00 P.M.

AUCTION LOCATION: El Dorado Civic Center, 201 E. Central, El Dorado, KS

KAREN E. HUGHES, GARY D. MARSHALL, SHERRI L. OBERMUELLER, SELLERS



PROPERTY DESCRIPTION: 923+- acres of good quality Kansas Flint Hills pasture, timber, 40+- acre watershed lake, 9 stock ponds, creeks, and improvements. There is a good spring in the creek west of the watershed lake. Perimeter fencing and cross fences on the property are nearly all new or like new. This unique opportunity is entirely contiguous with perimeter roadway all around the property, including 1 1/2 miles of blacktop frontage! Improvements include a 72' x 45' foot metal building, a livestock barn, calving shed, livestock working pens, active electric, rural water meter, and 2 windmills, all conveniently set up ready for your livestock operation! There is 18+- acres of tillable in the northwest corner of the property. The timber lined creeks running into and out of the watershed lake provide excellent cover for wintering livestock, but also act as natural traffic ways for an abundance of wildlife that includes Kansas Whitetail Deer, turkey, and quail. If you are looking to start or expand a livestock operation or if you want to include income producing land in your portfolio, this property is turnkey.

PROPERTY LOCATION: The subject property runs along 211th Rd. north of Atlanta, Kansas for 1 1/2 miles.

2019 REAL ESTATE TAXES: \$4,481.30.

LEGAL DESCRIPTION Long exact legal, 923+- taxable acres in Sections 9 & 16, Township 30 South, Range 6 East of the 6th PM, Cowley County, Kansas. Exact legal available upon request.

TERMS: Earnest money in the amount of \$150,000 shall be due at the conclusion of the Auction with the balance of the contract price being due upon Sellers submission of merchantable title and closing. Closing date shall be on or before January 5, 2021. 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. This property is not selling subject to financing or inspections. 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. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.

JOE SUNDGREN
BROKER AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR
AND AUCTIONEER
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 AND AUCTIONEER
316-323-0218