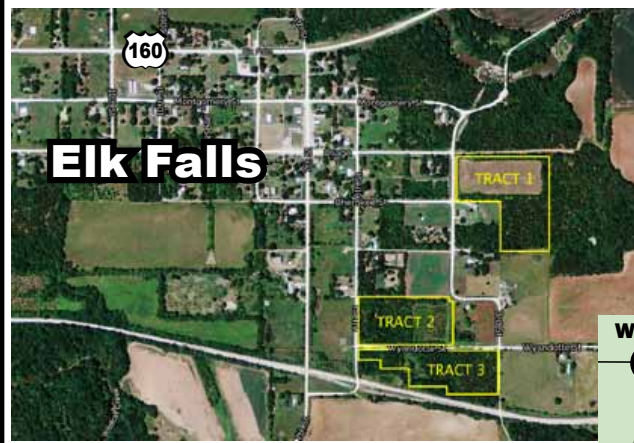


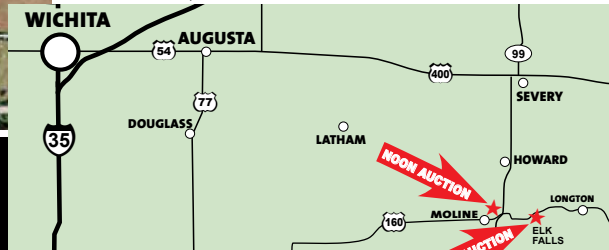
AUCTION

www.sundgren.com

21 Acres Elk County Land For Sale, Elk Falls, Kansas - 3 Tracts
SATURDAY, MARCH 16, 2019 — 10:00 AM
Auction Location: WILL BE HELD AT TRACT 1
 Wood Revocable Living Trust, Seller



TRACT 1: 10 Acres with timber and open grass meadow located at the corner of 4th and Osage.
TRACT 2: 5.6 Acres with timber and open grass meadow located at the northeast corner of 6th St and Wyandotte. Directly north of Tract 3.
TRACT 3: 5.5 Acres with heavy timber located between 6th St and 3rd St with Wyandotte Rd frontage. Directly south of Tract 2.
LAND LOCATION: See descriptions above. All three tracts are located in the southeast portion of Elk Falls.
TERMS: There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money is \$2,000 down on each Tract 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 April 16, 2019. 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.



197 Acres Elk County Kansas Land For Sale W/ Rock Quarry Lake & Hunting ABSOLUTE AUCTION!

SATURDAY, MARCH 16, 2019 — NOON
Auction Location: ON-SITE (NORTHWEST CORNER OF PROPERTY)
 Edward and Carolyn Abercrombie Living Trust, Seller



PROPERTY DESCRIPTION: 197 acres of Elk County Kansas hunting and fishing land for sale! This unique and rugged tract of land features a 13.5 acre crystal clear rock quarry lake stocked with Largemouth Bass, Perch, Bluegill, and Sunfish. Heavy timber and large elevation changes attract and hold Kansas Whitetail Deer. The terrain is perfect for recreational vehicle trails and target practice. Access is great, just east of Moline near the intersection of HWY 99 and HWY 160.
LEGAL DESCRIPTION: 197 acres in Section 7, Township 31 South, Range 11 East of the 6th PM, Elk County, Kansas. Long exact legal available upon request.
2018 REAL ESTATE TAXES: \$4352.12
LAND LOCATION: Northeast of Moline, Kansas, 1 mile east of HWY 99 on HWY 160.



TERMS: There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money is \$20,000 down 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 April 16, 2019. 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.

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