

320+- ACRES GREENWOOD COUNTY KANSAS PASTURE
& HUNTING LAND SOUTH OF EUREKA

AUCTION

www.sundgren.com

Thursday, August 23, 2018 • 6:00 P.M.

AUCTION LOCATION: Greenwood Hotel, 300 N. Main, Eureka, KS
MERLE L. BRADEN AND DOLORES A. BRADEN REVOCABLE LIVING TRUST, SELLER



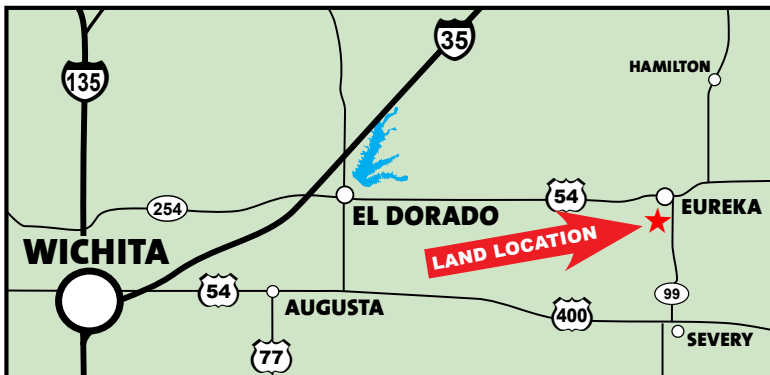
PROPERTY DESCRIPTION: 320+- acres of Greenwood County, Kansas cattle grazing land south of Eureka. This rolling scenic property has 3 ponds, good fence, and a timber lined draw that provides cover for livestock and wildlife. Honey Creek starts on this property, providing wet seasonal live water. A good set of livestock working pens offers convenience of entry and exit for cattle. Next to the pens is a hay barn and garage that are both in below average condition but offer utility.

LEGAL DESCRIPTION: The East Half of Section 22, Township 26 South, Range 10 East of the 6th PM, Greenwood County, Kansas.

LAND LOCATION: From HWY 54 in Eureka, 2 1/2 Miles South on P. Rd. (State St.)

2017 REAL ESTATE TAXES: \$725.94

TERMS: Earnest money is \$35,000 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 September 24, 2018. 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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