

320+- ACRES GREENWOOD COUNTY KANSAS LAND  
W/ RIVER, PASTURE, TIMBER, & HILLS

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Thursday, January 31, 2019 • 6:00 P.M.**

**AUCTION LOCATION: Greenwood Hotel, 300 N. Main, Eureka, KS**  
LILA K FRY TRUST, SELLER



**PROPERTY DESCRIPTION:**

320+- acres with large scenic elevation changes, over a mile of Willow Creek, quality timber, native pasture, and oil production just East of Hamilton in Greenwood County, Kansas. Great property to invest in agriculture and hunting/recreation. You will find some of the highest quality Whitetail Deer Kansas has to offer in this area. Great property for summer yearling cattle grazing as it has been used recently, or winter pasture with quality live water!

**LEGAL DESCRIPTION:**

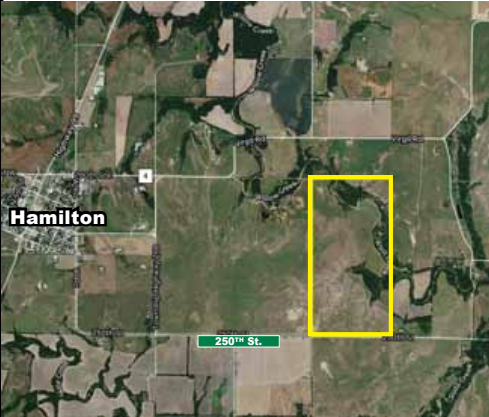
The East Half of Section 7, Township 24 South, Range 12 East of the 6th PM, Greenwood County, Kansas.

**LAND LOCATION:**

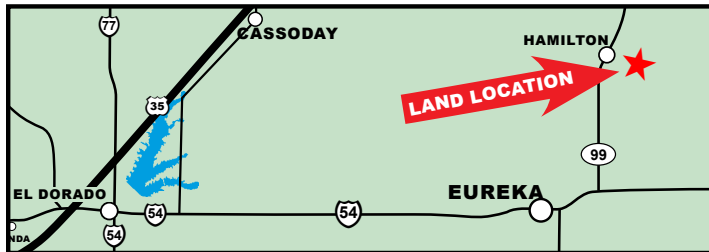
From Main St in Hamilton, Kansas East to W Rd, South to 250th, East 1½ Miles to the property (north side of road).

**2018 REAL ESTATE TAXES:**

\$1360.32.



**TERMS:** Earnest money is \$35,000 down on 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 March 4, 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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