

160+- ACRES KINGMAN COUNTY KANSAS HUNTING & RECREATION LAND, NINNESCAH RIVER, OIL INCOME

AUCTION

www.sundgren.com

Thursday, June 6, 2019 • 6:00 P.M.

**AUCTION LOCATION: Farm Bureau Building
229 E. South Ave., Cheney, KS 677025**



PROPERTY DESCRIPTION: 160+- acres of very high quality hunting and recreation land with world class deer hunting. Well over 1/2 mile of the Ninnescah River runs through the center of the property offering a variety of good fishing and a natural traffic way for wildlife. If you are looking for a property already set up for Deer, Turkey, Quail, and Waterfowl hunting, look no further! There are multiple food plots strategically placed to attract and hold wildlife, one of which is currently around 1 acre in size and planted to Alfalfa. Rural water and electric run along the property, making this a potential candidate for a home or cabin building site. Quick easy access from Kingman or Wichita! Blacktop frontage and an abundance of wildlife and character. Invest in Land!

LANDOWNER OIL ROYALTY INCOME: 2014 \$5597, 2015 \$2988, 2016 \$2406, 2017 \$1401, 2018 \$2096.

LEGAL DESCRIPTION: The Northwest Quarter (NW/4) of Section Twenty-Five (25), Township Twenty-Eight (28) South, Range Six (6) West of the 6th P.M., Kingman County, Kansas.

2018 REAL ESTATE TAXES: \$829.72.

LAND LOCATION: From 235 in Wichita, 29 Miles West on HWY 400 to the HWY 17 exit, South 6 1/2 miles on blacktop road through Murdoch to the property.



TERMS: There will be a 10% buyers premium added to the high bid to determine the contract price. \$25,000 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 July 10, 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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