

320+- ACRES GREENWOOD
COUNTY KANSAS LAND

AUCTION

www.sundgren.com

Wednesday, October 21, 2015 • 6:00 P.M.

AUCTION LOCATION: Greenwood Hotel, 301 N Main Eureka, KS 67045

**LAND LOCATION: From Eureka Country Club, northwest on River Rd.
2 1/2 miles, north on L Rd. 1 3/4 mile.**



TRACT 1

PROPERTY DESCRIPTION: 160+- acres in the scenic Flint Hills of Greenwood County, Kansas. Features of this tract include 3 ponds, heavy timber lined creek, native pasture, and potential creek bottom tillable ground. This tract offers trophy Whitetail Deer and Eastern Wild Turkey hunting. The excellent hunting combined with agricultural use make this land an excellent investment.

LEGAL DESCRIPTION: The Northeast Quarter (NE1/4) of Section Eighteen (18), Township Twenty-five (25) South, Range Ten (10) East of the Sixth Principal Meridian, Greenwood County, Kansas.

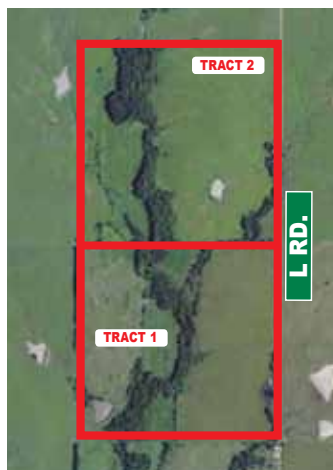
2014 REAL ESTATE TAXES: \$333.32.

TRACT 2

PROPERTY DESCRIPTION: 160+- acres in the scenic Flint Hills of Greenwood County, Kansas. Tract 2 is nearly identical to Tract 1, featuring 2 ponds, heavy timber lined creek, native pasture, and potential creek bottom tillable ground. There is an old Silo that sits along the boundary line between these two great properties. Both tracts have a large amount of new steel post and 5 barbed wire fence.

LEGAL DESCRIPTION: The Southeast Quarter EXCEPT a tract commencing at the Southwest Corner of the Southeast Quarter, thence East 60 feet, thence Northwesterly to a point 60 feet North of the Southwest Corner of said Southeast Quarter, thence South to the place of beginning, in Section 7, Township 25 South, Range 10 East of the 6th P.M., Greenwood County, Kansas.

2014 REAL ESTATE TAXES: \$349.92.



TERMS: Earnest money is \$25,000 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 November 23, 2015. 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
316-323-0218