

150+- ACRES SEDGWICK COUNTY, KS LAND
- HWY 254 & WEBB RD.

AUCTION

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Tuesday, March 26, 2019 • 6:00 P.M.

AUCTION LOCATION: Benton Community Bldg., 150 S. Main, Benton, KS

THE DAVID P. ARMSTRONG AND NANCY A. ARMSTRONG LIVING TRUST 2007 AND THE BARBARA L. KNOPIK REVOCABLE TRUST, SELLERS



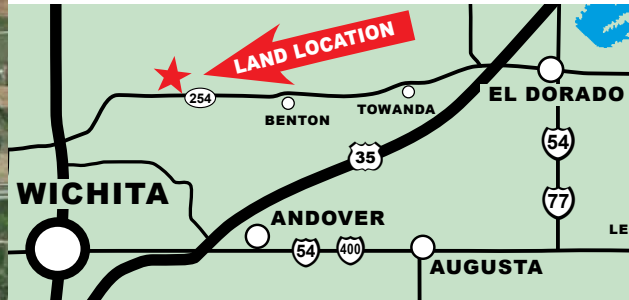
PROPERTY DESCRIPTION: 150+- acres of tillable land with 1/4 mile of HWY 254 frontage and 1/4 mile of Webb Rd frontage. Great opportunity to Invest In Land & Agriculture with future Development Potential. Residential and Commercial development is currently less than 2 miles from the property.

LEGAL DESCRIPTION: The Southeast Quarter of Section 8, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part deeded to the Secretary of Transportation of the State of Kansas for highway.

2018 REAL ESTATE TAXES: \$981.48.

LAND LOCATION: The Northwest Corner of HWY 254 and Webb Rd.

TERMS: Earnest money is \$50,000 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 26, 2019. Closing fee and title insurance fee will be split 50/50 between Seller and Buyer. Selling subject to assessments, 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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