

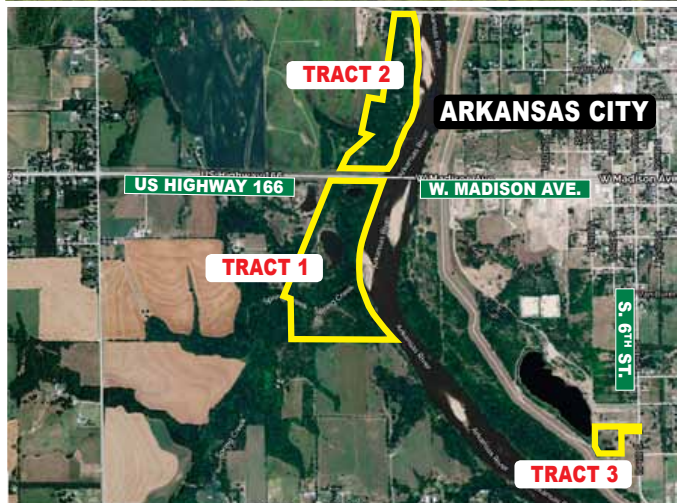
ARKANSAS RIVER HUNTING, FISHING, & TIMBER  
LAND FOR SALE ARKANSAS CITY KANSAS

# AUCTION

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

**Wednesday, October 17, 2018 • 6:00 P.M.**

**AUCTION LOCATION: Quality Inn, 3232 N. Summit St., Arkansas City, KS**



**TERMS:** Earnest money is specified above and 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 November 16, 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.



## TRACT 1

**PROPERTY DESCRIPTION:** 58 acres of heavy timber with 2 Quarry Pit Ponds, Spring Creek, high rocky bluffs, and heavy timber with ½ Mile of Arkansas River frontage. Great opportunity to have a sportsman's paradise! Enjoy high quality hunting and fishing with excellent access along blacktop HWY 166. Enter the gate and it becomes like a new world with excellent privacy and seclusion. You could spend weeks exploring and not see even a fraction of the property!

**LEGAL DESCRIPTION:** 58 taxable acres located in Section 35, Township 34 South, Range 03 East of the 6th PM, Cowley County, Kansas. Long exact legal available upon request.

**LAND LOCATION:** From Downtown Arkansas City, West on Madison Ave (HWY 166). Property is located immediately across the Arkansas River on the South side of the Highway.

**2017 REAL ESTATE TAXES:** \$1794.40.

**EARNEST MONEY:** \$15,000.

## TRACT 2

**PROPERTY DESCRIPTION:** 29.1 acres of heavy timber, a large old Silo, a Quarry Pit Pond, and ½ mile of Arkansas River frontage. This property has been leased for recreation use and has good jeep and 4-wheeler trails throughout. Great opportunity to continue that use, set up a paint ball course, or use for hunting & fishing!

**LEGAL DESCRIPTION:** 29.1 taxable acres located in Section 26, Township 34 South, Range 03 East of the 6th PM, Cowley County, Kansas. Long exact legal available upon request.

**LAND LOCATION:** Access is 1 Mile West of Arkansas City on HWY 166 to 41st St, North ½ Mile to 286th Rd, 1 Mile East to the property.

**2017 REAL ESTATE TAXES:** \$924.66.

**EARNEST MONEY:** \$10,000.

## TRACT 3

**PROPERTY DESCRIPTION:** 4.5 acres located bordering Veterans Lake on 6th Street in southwest Arkansas City, Kansas with pasture, timber, and a pond! Currently zoned Vacant Lots according to Cowley County, with residential noted as the highest and best use. Great opportunity to own land for a potential home building site or location to camp, fish, and relax!

**LEGAL DESCRIPTION:** All of Block A and Lots 1 and 2 and Lots 27 and 28 of Block B in Riverside Addition to the City of Arkansas City, Cowley County, Kansas, subject to railroad right of way.

**LAND LOCATION:** From Summit St at the Cowley College Athletic Facility, West on Pierce to 6th St.

**2017 REAL ESTATE TAXES:** \$234.22.

**EARNEST MONEY:** \$2,500.

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