

245+- ACRES WILSON COUNTY, KANSAS LAND
PASTURE, TIMBER, & HUNTING

AUCTION

www.sundgren.com

Thursday, February 18, 2021 • 6:00 P.M.

AUCTION LOCATION: Americas Best Value Inn
2404 E. Washington St., Fredonia, KS 66736
JANE C. STRYKER, SELLER



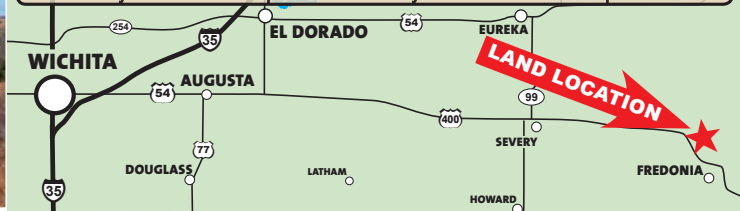
PROPERTY DESCRIPTION: 245+- acres of native pasture and timber northwest of Fredonia in Wilson County, Kansas. The property has a large pond, other smaller ponds, and multiple timber lined creeks and seasonal wet weather draws. Big hills and rolling terrain offer scenic views and character. Fences have been recently newly constructed, and new gates have been installed making this a good secure pasture for cattle grazing for the new owner. Located just off HWY 400 provides good easy access to the property. In addition to cattle grazing, this property is excellent hunting. Take a look at this opportunity to invest in Wilson County Kansas Land!

LEGAL DESCRIPTION: All that part of the North Half of the Southeast Quarter lying East of US Highway 400 and all that part of the Northeast Quarter of the Southwest Quarter lying East of US Highway 400 and all of the Northeast Quarter of Section 21, Township 28 South, Range 14 East of the 6th P.M., Wilson County, Kansas. Survey available upon request.

2020 REAL ESTATE TAXES: \$996.34 (includes additional acreage).

LAND LOCATION: From Fredonia, 4 miles northwest on HWY 400 to 1600 Rd, then 1/2 mile east to the property.

TERMS: Earnest money in the amount of \$35,000 shall 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 March 18, 2021. 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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