

BARN HOME ON 173 ACRES, PREMIER GREENWOOD COUNTY
KANSAS RANCH, 6 PONDS, PASTURE, CREEK,
& TIMBER

AUCTION

www.sundgren.com

Auction Closes September 10, 2021 at 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on September 1 • Download the Sundgren Realty app today!

OPEN HOUSE: SUNDAY, AUGUST 22 1-3 PM
OPEN HOUSE: WEDNESDAY, SEPTEMBER 1 4-6 PM
OPEN HOUSE: THURSDAY, SEPTEMBER 9 4-6 PM



PROPERTY ADDRESS: 211 K Rd, Piedmont Kansas 67122

PROPERTY DESCRIPTION: Premier Greenwood County, Kansas Ranch just north of Piedmont along HWY 400 with a beautiful 136' x 40' Barn Home on 173 acres! Improvements consist of 3,993 square feet of finished living space, including 4 bedrooms, 3 bathrooms, multiple family rooms, 5 horse stalls, and ample shop space! Enjoy morning coffee and evening tea on the covered front AND back porches. Fishing, hunting and recreation opportunities are abundant with 6 ponds, rolling terrain, over ½ mile of timber lined creek, and trees. What a great location, just about 45 minutes east of Wichita and right on the way to Table Rock or Grand Lake! Too many details to mention, make plans to attend an upcoming open house to view this great property!

PROPERTY LOCATION: 45 miles east of Wichita, Kansas on HWY 400 (Kellogg Ave)

LEGAL DESCRIPTION: Exact legal description available upon request: jeremy@sundgren.com.

2020 REAL ESTATE TAXES: \$5966.86

TERMS: Bidding will close at 4:00 PM on Friday September 10, 2021 or once no additional bids have been placed for 2 minutes. There will be a 10% buyers premium added to the high bid to determine the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked at Sundgren.com and be purchasing the property subject to the preliminary title search report also linked above. Non refundable earnest money is \$35,000 due within 24 hours after the conclusion of the auction via check delivered to 218 E Central Ave, El Dorado Kansas unless other arrangements have been made by Buyer prior to bidding. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before October 15, 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, inspections, or appraisal. 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.



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