

196+- ACRES GREENWOOD COUNTY KANSAS PASTURE,
TILLABLE, & HUNTING LAND

AUCTION

www.sundgren.com

Friday, September 28, 2018 • 2:00 P.M.

AUCTION LOCATION: Greenwood Hotel, 300 N. Main, Eureka, KS

LAND LOCATION: 807 P Rd, Eureka Kansas 67045.

From HWY 400 between Piedmont and Severy, North on P. Road 6 Miles.

THE CECIL D. AND JUDITH A. STARK JOINT REVOCABLE TRUST, SELLER



PROPERTY DESCRIPTION: 196+- acres of diverse Greenwood County, Kansas land south of Eureka. The property consists of 3 ponds, a creek that stays live during most winters, heavy timber, large rolling hills and elevation changes, and 30+- acres of tillable. Convert the tillable area to brome or alfalfa and/or food plots, and you'll have enhanced one of the best hunting properties around. The pasture has been leased for cattle grazing by a local rancher. There is a small set of livestock pens on the property.

LEGAL DESCRIPTION: The Southeast Quarter (SE4) and the Northeast Quarter of the Southwest Quarter (NE4 SW4) of Section 3, Township 27 South, Range 10 East of the 6th P.M., Greenwood County, Kansas. LESS: Beginning at a point 40 feet West of the East Quarter Corner of Section 3, Township 27 South, Range 10 East of the 6th P.M., Greenwood County, Kansas; thence South 2640 feet; thence East 20 feet; thence North 2640 feet; thence West 20 feet to the place of beginning. (For Public Road)

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2017 REAL ESTATE TAXES: \$638.12.



TERMS: Earnest money is \$35,000 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 October 28, 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.



JOE SUNDGREN
BROKER AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR
AND AUCTIONEER
316-322-5391



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