

(2) 80 ACRE TRACTS BETWEEN CONWAY SPRINGS
AND ARGONIA, SUMNER COUNTY, KANSAS -
TILLABLE, HUNTING, CABIN, & BUILDINGS

AUCTION

www.sundgren.com

Tuesday, May 17, 2022 • 6:00 P.M.

AUCTION LOCATION: Conway Springs Community Building

310 W. Spring, Conway Springs, KS 67031



TRACT 1

LAND LOCATION: 1118 W. 40th Ave. N.,
Argonia, KS 67004

PROPERTY DESCRIPTION: 80+- acres
of diverse Sumner County, Kansas land
located between Conway Springs and Argonia.
Highlights include creek, timber, tillable farm
ground, buildings, and a cabin. Kansas Whitetail
Deer are abundant on the property with
everything they need to thrive; live water, crop
ground, and trees/habitat.

TRACT 1 UTILITIES: The water well is
approximately 32ft deep, +20 GPM, cased with
4" PVC. Seller used the water for years for
everything from drinking to laundry to irrigation.
Water pipes in the cabin froze during the winter
storm of Feb 2021 and have not been used
since. Electricity is currently on and active.

LEGAL: W/2 SE/4 Section 29, Township 31 South,
Range 3 West of the 6th PM, Sumner County, KS.



TRACT 2

PROPERTY DESCRIPTION: 80+- acres
of mostly all tillable farm ground located
between Argonia and Conway Springs in
Sumner County, Kansas. In addition to the
opportunity to invest in agriculture, there was a
majority of a landing strip on the property at one
time. Great opportunity to Invest In Land!

LEGAL: E/2 SE/4 Section 29, Township 31 South,
Range 3 West of the 6th PM, Sumner County, KS.

LAND LOCATION: From Conway Springs, Kansas south on HWY 49 (Conway
Springs Rd.) 5 miles to 40th Ave., west 1 mile to the property.

POSSESSION: Buyer shall receive full possession of the property at closing
subject to the 2022 growing wheat crop harvest.

TERMS: Bidding will be by the acre, your bid times 80 on each Tract. There will be a 10% buyers premium added to the high bid to determine the contract price for each Tract. The successful high bidder shall be required to sign the real estate purchase contract linked above and be purchasing the property subject to the preliminary title search report also linked above. Non refundable earnest money is \$25,000 for each Tract due at the conclusion of the auction 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 June 17, 2022. 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. Boundary lines and fence lines are not guaranteed. All pertinent information is available upon request.



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