

200+- ACRES GREENWOOD COUNTY, KANSAS LAND  
FOR SALE NEAR EUREKA; KITTY CREEK, PONDS,  
AND SCENIC FLINT HILLS VIEWS

# AUCTION

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

**Auction Closes Thursday, June 23, 2022 at 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will begin June 16 • Download the Sundgren Realty app today!



### TRACT 1 — PROPERTY DESCRIPTION

**DESCRIPTION:** 160+- acres of Greenwood County, Kansas land located in the heart of the Flint Hills! This unique property has nearly 1 mile of Kitty Creek running through the property, as well as 4 ponds to provide exceptional water resources for hunting, fishing, and livestock. Wildlife is abundant, but this property is especially known as good Kansas Whitetail Deer and Turkey hunting. Located on a good township gravel road and just 3 miles from blacktop HWY 54. Enjoy scenic views and a wonderful opportunity to Invest In Land!

**LEGAL:** Lots 1 and 3 in the Northeast Quarter (NE4) lying east of the centerline of H75 Rd.; the Southeast Quarter of the Northeast Quarter (SE4 NE4); and the East Half of the Southeast Quarter (E2 SE4), all in Section 26, Township 26 South, Range 9 East of the 6th P.M., Greenwood County, Kansas

**EARNEST MONEY:** \$50,000

### TRACT 2 — PROPERTY DESCRIPTION

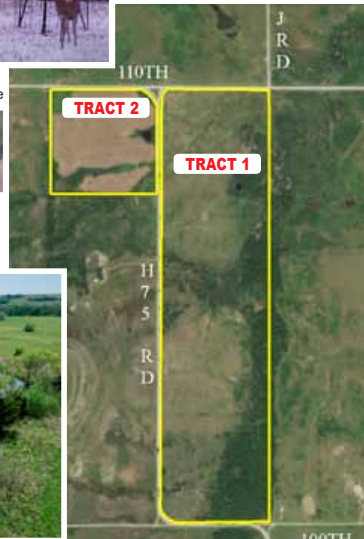
**DESCRIPTION:** 40+- acres with a nice clear water pond, trees and brush, pasture, and good access located in the heart of the Kansas Flint Hills in Greenwood County. Great opportunity to own a high quality hunting, fishing, and recreation tract of land!

**LEGAL:** Lots 1 and 3 in the Northeast Quarter (NE4) lying west of the centerline of H75 Rd., Section 26, Township 26 South, Range 9 East of the 6th PM, Greenwood County, Kansas

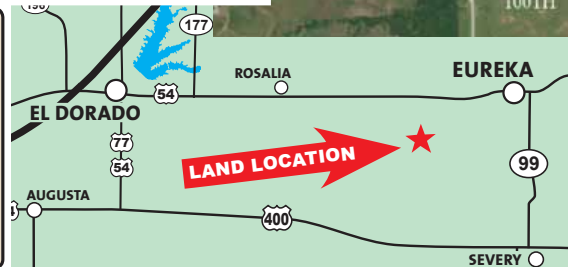
**EARNEST MONEY:** \$15,000

**LAND LOCATION:** From Eureka 4½ miles west on HWY 54 to J Rd., south 3 miles to the property.

**RURAL WATER:** Greenwood County Rural Water District #2 has a line approximately ¼ mile east of Tract 1 on both 100th and 110th.



**TERMS:** Bidding will be by the acre 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 at [www.sundgren.com](http://www.sundgren.com) and be purchasing the property subject to the preliminary title search report also at [www.sundgren.com](http://www.sundgren.com). Non refundable earnest money is stated above for each Tract and 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 July 25, 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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