

46.5 ACRES GREENWOOD COUNTY, KANSAS  
LAND FOR SALE NORTH OF EUREKA

# AUCTION

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**Tuesday, June 14, 2022 • 6:00 P.M.**

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

**ANN VIRGINIA MARSHALL, SELLER**



**PROPERTY ADDRESS:** 1574 P RD, Eureka, KS 67045

**PROPERTY DESCRIPTION:** Excellent opportunity to purchase 46.5+- acres of diverse land in Greenwood County, Kansas just north of Eureka. Access is provided by blacktop frontage all along the west boundary of the property. There are 2 ponds on the property, scattered trees and brush, pasture, and remnants of an old homestead. Expand your operation or this would be a perfect place to build your custom home!

**LEGAL DESCRIPTION:** Beginning at a point 1053.22 feet North of the Southwest corner of the Northwest Quarter (NW4) of Section Thirty-five (35), Township Twenty-five (25) South, Range Ten (10) East of the Sixth Principal Meridian, Greenwood County, Kansas; thence North 1421.78 feet, thence East 1432 feet, thence South 1421.78 feet, thence West 1432 feet to the Place of Beginning.

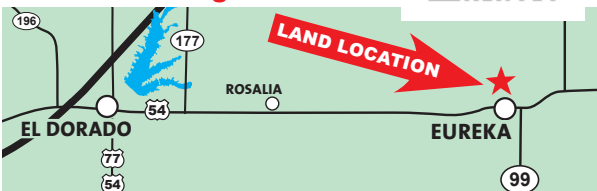
**2021 REAL ESTATE TAXES:** \$334.18

**LAND LOCATION:** From Eureka just north of town on State St (P Rd).

**ONLINE BIDDING IS AVAILABLE FOR THIS AUCTION AT [www.sundgren.com](http://www.sundgren.com)**



**TERMS:** Bidding will be by the acre, your bid times 46.5. 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 above and be purchasing the property subject to the preliminary title search report also linked above. Non refundable earnest money is \$15,000 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 15, 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. Personal property and generator in quonset will not transfer. All pertinent information is available upon request.



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