

151 ACRES VERDIGRIS RIVER TILLABLE  
BOTTOM GROUND & HOMESTEAD

# AUCTION

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**Tuesday, August 23, 2022 • 6:00 P.M.**

**AUCTION LOCATION:** Greenwood Hotel, 300 N. Main St., Eureka, KS  
ESTATE OF LAVERN G. WINTER, SELLER



## TRACT 1 — PROPERTY DESCRIPTION

**PROPERTY ADDRESS:** 2517 EE Rd., Virgil, KS 66870

**DESCRIPTION:** 93.9 acres located south of Virgil, Ks in eastern

Greenwood County. This homestead consists of approximately 78 acres of Verdigris River tillable bottom ground. Improvements include an early 1900's 2 story farm house with 3 bedrooms 1 full bathroom, and 1826 square feet of living area. Vintage quality and character can be seen throughout this charming home from the trim and doors, to the native stone fireplace and wood floors. Additional buildings include a detached garage, large lean-to, equipment building, silo, and other misc. utility buildings. The house is on rural water, septic system, and has a propane tank. The Verdigris River makes up the west boundary of the property, offering live water for fishing and recreation. In addition to the River, there is a small creek that runs near the homestead offering a natural traffic way for wildlife. Deer, Quail, and Turkeys are commonly viewed from the yard! Very large mature Oak, Sycamore, and Walnut trees are present around the house, along the small creek, and lining the banks of the Verdigris River. This is a truly unique opportunity to Invest In Land, Agriculture, and Greenwood County, Kansas!

**LEGAL:** Long exact legal description available upon request, located in Section 7, Township 24 South, Range 13 East of the 6th PM, Greenwood County,

**REAL ESTATE TAXES:** \$2125.52

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

## TRACT 2 — PROPERTY DESCRIPTION

**DESCRIPTION:** 57.45 acres of Verdigris River Valley tillable farm ground with some bonus recreation! While this property is primarily utilized as farm ground, there are small timber lined creeks running through the northwest corner of the property and through the east portion of the property. You will commonly see quality Kansas Whitetail Deer, Turkeys, and the occasional Elk!

**LEGAL:** Long exact legal description available upon request, located in Sections 8 and 17, Township 24 South, Range 13 East of the 6th PM, Greenwood County, Kansas

**REAL ESTATE TAXES:** \$937.96

**EARNEST MONEY:** \$25,000

**LAND LOCATION:** From Virgil Rd (260th St) on the west edge of Virgil, KS south on Howell Rd (EE Rd) ¼ mile. Tract 1 is on the west side of the road, Tract 2 is on the east side of the road.



**TERMS:** Each tract will be selling by the acre, your bid times the number of acres to arrive at the contract price. Earnest money amount is specified above for each tract and due 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 September 23, 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. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.

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