

81.5 ACRES WILSON COUNTY, KANSAS TILLABLE  
BOTTOM GROUND NEAR FREDONIA AND  
NEW ALBANY

# AUCTION

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

**Tuesday, August 9, 2022 • 6:00 P.M.**

**AUCTION LOCATION: Americas Best Value Inn**

2404 E. Washington St., Fredonia, KS 66736



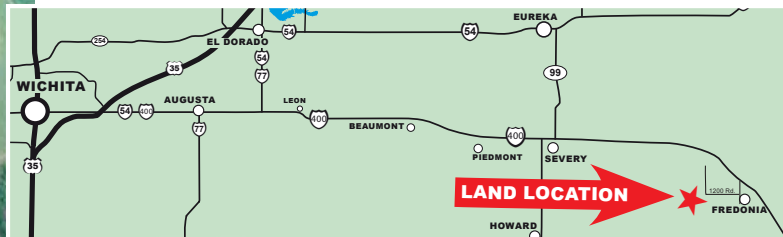
**PROPERTY DESCRIPTION:** 81.5 acres of premium tillable bottom ground between Fredonia and New Albany in Wilson County, Kansas. Soil types consist of Verdigris silt loam 0%-1% slope and Osage silty clay loam 0%-1% slope, both Class II soil types. If you are looking to expand your current farming operation or invest in high quality productive tillable farm ground, this land tract provides you that opportunity! Invest In Land!



**LAND LOCATION:** From HWY 400 at the northwest edge of Fredonia, south on Harper Rd (2nd St) ¼ mile to 1200 Rd., west on 1200 Rd 3¼ mile. The last ¼ mile is an unmaintained path through a neighboring property. See maps for details.

**2021 REAL ESTATE TAXES:** \$988.02

**TERMS:** Earnest money amount is \$35,000 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 9, 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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