

40 ACRES SEDGWICK COUNTY, KANSAS TILLABLE FARM  
GROUND BETWEEN WICHITA &  
SEDGWICK

# AUCTION

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**Tuesday, October 11, 2022 • 4:00 P.M.**

**AUCTION LOCATION:** American AgCredit, 4105 N. Ridge Rd., Wichita, KS 67205  
CHRISTOPHER MICHAEL GWINUP, SELLER



**PROPERTY DESCRIPTION:** 40 acres of high quality tillable farm ground southwest of Sedgwick in Sedgwick County, Kansas. Currently used for crop production, this property consists of all Class II soils. Excellent access is provided by blacktop 109th St N all along the north boundary. Take advantage of this opportunity to purchase a future home building site, expand your agriculture operation, or Invest In Land!

**LEGAL DESCRIPTION:** The West half of the East half of the Northwest Quarter of Section 16, Township 25 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas

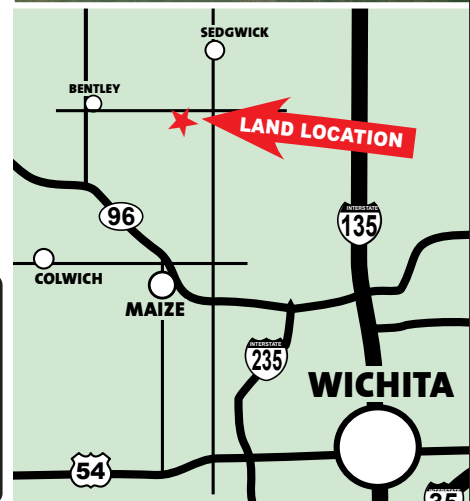
**EARNEST MONEY:** \$25,000

**2021 REAL ESTATE TAXES:** \$354.10

**LAND LOCATION:** From Sedgwick, 2 miles south on Ridge Rd to 109th St N, west ¾ mile to the property.



**TERMS:** Bidding will be by the acre, your bid times 40. 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 at [sundgren.com](http://sundgren.com) and be purchasing the property subject to the preliminary title search report also linked at [sundgren.com](http://sundgren.com). Non refundable earnest money is stated above 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 November 11, 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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