

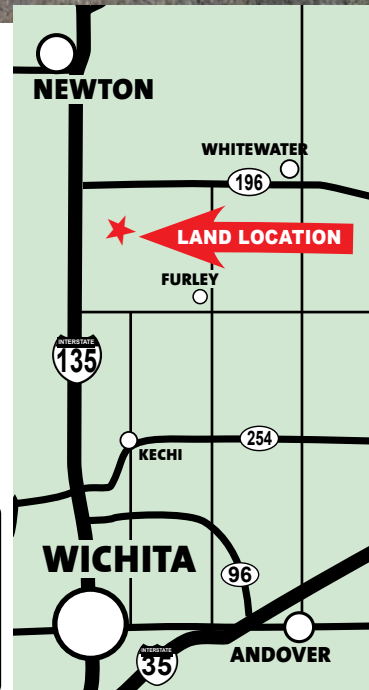
80 ACRES NORTHEAST SEDGWICK COUNTY,
KANSAS TILLABLE FARM GROUND FURLEY,
WHITEWATER

AUCTION

www.sundgren.com

Tuesday, October 4, 2022 • 6:00 P.M.

AUCTION LOCATION: American Legion, 108 E. Topeka, Whitewater, KS 67154
FRANK FALK, SELLER



PROPERTY DESCRIPTION: 80 acres of high quality tillable farm ground northwest of Furley in Sedgwick County, Kansas. 80% of the soils are Class II Ladysmith silty clay loam with 0 to 1 percent slope. The remaining 20% of the soils are mostly Class III Irwin silty clay loam 1 to 3 percent slope. The ground has been worked and will be ready to give full possession to the buyer at closing! Invest In Land!

LEGAL DESCRIPTION: The West half of the Southeast Quarter of Section 6, Township 25 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas

EARNEST MONEY: \$35,000 **2021 REAL ESTATE TAXES:** \$742.59

LAND LOCATION: From 135 north of Wichita, east on 125th St 3½ miles to Woodlawn, south 1 mile to 117th, east ½ mile to the property.

TERMS: Bidding will be by the acre, your bid times 80. 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 at sundgren.com and be purchasing the property subject to the preliminary title search report also at 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 4, 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.

JOE SUNDGREN
BROKER
AND AUCTIONEER

316-377-7112

RICK REMSBERG
REALTOR AND AUCTIONEER

316-322-5391

JOEL MORRIS
REALTOR

316-706-9587



SUNDGREN
REALTY Inc.

218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER

316-377-0013

PHILLIP SOLORIO
REALTOR

316-323-0218

BARRETT SIMON
AUCTIONEER AND REALTOR

316-452-1792