

34.5 ACRES MONTGOMERY COUNTY, KANSAS LAND FOR SALE - POND, BIG HILLS, HEAVY TIMBER, OIL INCOME

AUCTION

www.sundgren.com

Auction Closes October 20, 2022 at 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on October 10 • Download the Sundgren Realty app today!

ERIC & ELIZABETH MEITNER, SELLERS



PROPERTY DESCRIPTION:

This tract of land is heavily wooded with large elevation changes and an abundance of character! There is a pond located on the property to provide water for wildlife and some fishing opportunities. In addition to thick trees and timber, there are some unique rock formations throughout the property. Mineral rights will transfer with the property to the buyer, and there is active production on the property. With a rural water meter also transferring with the property and electricity

available, this would make an excellent future home or cabin building site. With a large amount of tillable farm ground nearby, this makes the excellent Kansas Whitetail Deer hunting investment, as it provides cover and habitat to attract and hold wildlife.

OIL PRODUCTION: 2021 - 139 barrels, 2020 - 74 barrels, 2019 - 77 barrels, 2018 - 110 barrels, 2017 - 272 barrels, 2016 - 288 barrels, 2015 - 429 barrels, 2014 - 831 barrels, 2013 - 379 barrels

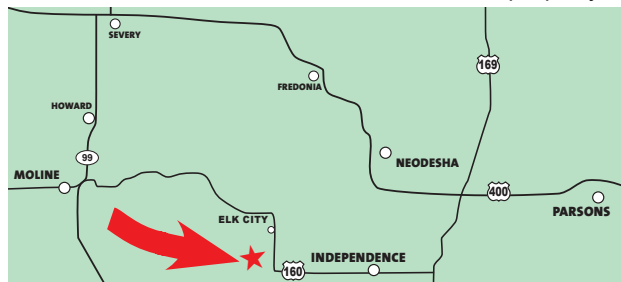


LEGAL DESCRIPTION: The NW/4 of the NW/4, being Lot 1, Section 30, Township 32 South, Range 14 East of the 6th Principal Meridian, Montgomery County, Kansas

2021 REAL ESTATE TAXES: \$119.74

LAND LOCATION: From Elk City, 3 miles south on HWY 160 to 4600 Rd, 1/4 miles west to the property.

TERMS: Bidding will be by the acre, your bid times 34.5. 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 at sundgren.com and be purchasing the property subject to the preliminary title search report also linked at sundgren.com. Non refundable earnest money is \$15,000 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 21, 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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