

430 ACRES COWLEY COUNTY, KANSAS LAND –
TILLABLE, PASTURE, & HUNTING
WEST OF ARKANSAS CITY

AUCTION

www.sundgren.com

Friday, November 18, 2022 • 11:00 A.M.

AUCTION LOCATION: Northwest Community Center, 615 W. Birch Ave., Arkansas City, KS 67005
BUCHELE FARMS LLC, SELLER

These 3 contiguous land tracts will be sold choice tract by the acre, with the high bidder having the option to choose any or all 3 tracts. Plan to attend and take advantage of this opportunity to Invest In Land!

POSSESSION: On all 3 tracts, possession will be July 1, 2023 on any portion of the property planted to wheat and March 1, 2023 on the pasture portion of the property.



TRACT 1 — PROPERTY DESCRIPTION:

157+- acres located west of Arkansas City on US 166 HWY. This quarter section has approximately 104.59 acres of tillable farm ground, with the balance of the property being pasture, trees, and a pond. Blacktop US 166 HWY runs along the entire north boundary plus blacktop 11th Road makes up the west boundary.

LEGAL: NW/4 Section 32, Township 34 South, Range 3 East of the 6th PM, Cowley County, Kansas LESS AND EXCEPT an undivided one-half mineral interest.



TRACT 2 — PROPERTY DESCRIPTION:

116+- acres with a combination of creek, tillable, trees, and pasture. Blacktop 11th Road makes up the entire west boundary, with access along a portion of the south boundary provided by township gravel 302nd Rd. This diverse tract offers an excellent opportunity to invest in agriculture and hunting/recreation land in Cowley County, Kansas west of Arkansas City!

LEGAL: A tract described as: commencing at the Northeast corner of the Southwest Quarter thence running West 160 rods; thence South 160 rods; thence East on the South section line 77 rods; thence North parallel with the East section 77 rods; thence East parallel with the South section line 83 rods; thence North parallel with the West section line 83 rods to the place of beginning, all in Section 32, Township 34 South, Range 3 East of the 6th P.M., Cowley County, Kansas, LESS AND EXCEPT an undivided one-half mineral interest.

TRACT 3 — PROPERTY DESCRIPTION:

157+- acres of Cowley County, Kansas land located west of Arkansas City. There is approximately 78.33 acres of tillable farm ground, with the balance being pasture, timber, and 2 ponds. There is a heavy concentration of timber in the northeast corner of this tract, offering excellent habitat for wildlife. In addition to the pond in the center of that pocket of timber, there is a second larger pond in the northwest corner of this tract. Located just 1/2 mile south of blacktop US 166

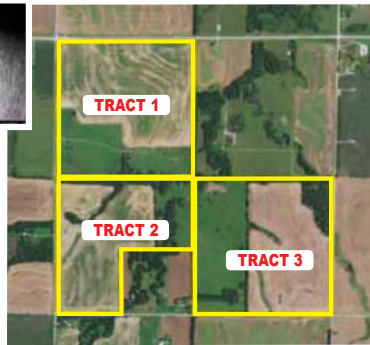


HWY, this property has excellent access with township gravel roads 21st Road and 302nd Road along the east and south boundaries respectively.

LEGAL: SE/4 Section 32, Township 34 South, Range 3 East of the 6th PM, Cowley County, Kansas LESS AND EXCEPT an undivided one-half mineral interest.

LAND LOCATION: From Arkansas City, 3 1/2 miles west on US 166 HWY.

2021 REAL ESTATE TAXES: \$4754.72
(All Tracts Combined)



TERMS: Bidding will be by the acre. The successful high bidder shall be required to sign the real estate purchase contract linked above for each tract and be purchasing the property subject to the preliminary auction report also linked above. Non refundable earnest money is \$35,000 down at the conclusion of the auction for each tract, and the balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be after January 5, 2023 and on or before February 6, 2023. 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 selling "as is", not 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, acreages, and fence lines are not guaranteed. All pertinent information is available upon request.

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