

640+- ACRES CHAUTAUQUA COUNTY, KANSAS -
WATERSHED LAKE, PASTURE, ROLLING HILLS,
& HUNTING

AUCTION

www.sundgren.com

Friday, November 18, 2022 • 2:00 P.M.

AUCTION LOCATION: Sedan Community Building (Golf Course)

1964 Kansas Road, Sedan, KS 67361



BUCHELE FARMS LLC, SELLER

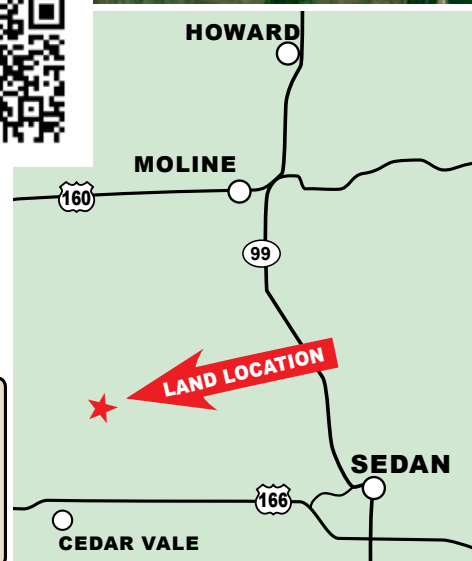
PROPERTY DESCRIPTION: 640 acres located in the northwest of Sedan in Chautauqua County, Kansas. This land offers a mixture of the highest-quality forage grasses on the prairie, including Big Bluestem, Little Bluestem, Switchgrass and Indian Grass. Water is provided by an 8 acre Watershed Lake, 5 ponds, and multiple draws. 1½ miles of new fence has been built on the property in the last 2 years. There is a set of livestock pens and a small hay storage building at the north end of the property. Access is provided by Road 8, which is a high quality, well maintained township gravel road. The timber lined draws offer excellent habitat and cover for Kansas Whitetail Deer as evidenced by the pictures we have obtained working on this property over the last couple of weeks. The views are what you would expect in the hills of Kansas. If you are looking for a sizable combination of agriculture, hunting, fishing, and recreation, this property checks all of the boxes!

LEGAL DESCRIPTION: The West Half and the Northeast Quarter of Section 10, and the Southeast Quarter of Section 9, all in Township 33 South, Range 9 East of the 6th P.M., Chautauqua County, Kansas.

2021 REAL ESTATE TAXES: \$2,049.50

LAND LOCATION: From HWY 166 between Cedar Vale and Sedan, north 5½ miles on Road 8.

TERMS: Bidding will be by the acre, your bid times 640. 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 auction report also linked at sundgren.com. Non refundable earnest money is \$150,000 down at the conclusion of the auction and the balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before December 19, 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 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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