

120 ACRES, 2 TRACTS – BRICK HOME, BUILDINGS,
FARM GROUND, POND, & TREES – SEDGWICK
COUNTY, KANSAS NEAR MULVANE

AUCTION

www.sundgren.com

Tuesday, November 29, 2022 • 4:00 P.M.

AUCTION LOCATION: 15315 E 111TH St. S., Mulvane, KS 67110 (On-Site)
EARL JOHN SOMMERHAUSER TRUST DATED MAY 17, 2000, SELLER



TRACT 1

ADDRESS: 15315 E. 111th St. S., Mulvane, KS 67110

DESCRIPTION: 40+- acres with an all brick, 4 bedroom, 3½ bath home and buildings east of Mulvane in Sedgwick County, Kansas. The house has 1647 square feet of finished living area on the main floor plus a partially finished basement. Main floor features include an open kitchen/dining area with an eating bar, a fireplace in the living room, 3 bedrooms 2 1/2 baths, and a main floor laundry room. Basement features include a wood burning insert, bedroom with ingress/egress window, 1 bath, large living room, safe room, and large storage room. The oversized 2 car garage has ample room for additional storage area. The house is currently serviced by rural water, Butler Rural Electric, propane, and a lagoon. The roof was new in 2017. All mechanics have been serviced regularly and maintained properly. This property has several quality buildings including a 99' x 48' metal building, built in 1998, with a concrete floor and 220 electric service. Another feature building is the 68' x 50' used for equipment and tool storage. Other misc. utility buildings provide additional storage areas. In addition to heavy quality timber, this property includes part of a large pond.



You will be amazed at the size and stature some of the oak trees on this property have! This property offers rural living with all the amenities you could ask for, and just 1½ miles from blacktop and less than 5 minutes from Mulvane!

LEGAL DESCRIPTION: The Northwest Quarter of the Northeast Quarter of Section 36, Township 29 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

2021 REAL ESTATE TAXES: \$5,620.19



TRACT 2

DESCRIPTION: 80+- acres of diverse land located in southeast Sedgwick County, Kansas east of Mulvane. With over 50 acres of tillable and the balance in heavy timber and a portion of a pond, this property offers both agriculture and recreation use. The tillable farm ground sits in a secluded location without visibility from any roads, and with trees lining all sides of the field, wildlife is offered a safe and comfortable place to reside. Access is provided by a township road, but blacktop is just 1¼ miles away. Great opportunity to Invest In Land!

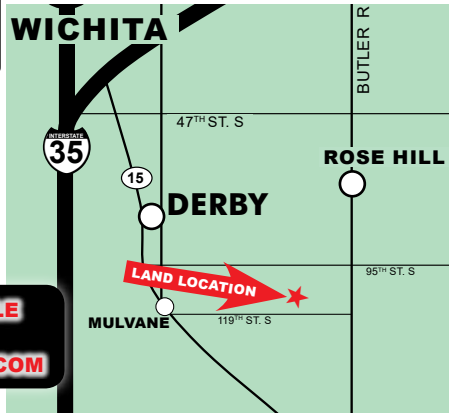
LEGAL DESCRIPTION: The East Half of the Northwest Quarter of Section 36, Township 29 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

2021 REAL ESTATE TAXES: \$508.63

PROPERTY LOCATION: From Mulvane, east on 119th St South 3 miles to 143rd St East, north 1 mile to 111th St South, east 1/4 mile to the west edge of Tract 2. Tract 1 adjoins Tract 2 on the east.



TERMS: Bidding will be by total dollars on each tract. The successful high bidder shall be required to sign the real estate purchase contract linked at sundgren.com for each tract and be purchasing the property subject to the preliminary title search report also linked at sundgren.com. Non refundable earnest money is \$35,000 for each tract and due at the conclusion of the auction with the balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before December 30, 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.



**ONLINE BIDDING IS AVAILABLE
FOR THIS AUCTION
INFORMATION AT SUNDGREN.COM**

JOE SUNDGREN
BROKER
AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR AND AUCTIONEER
316-322-5391

JOEL MORRIS
REALTOR
316-706-9587



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