

160+- ACRES RENO COUNTY, KANSAS LAND FOR  
SALE WEST OF HUTCHINSON

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Auction Closes Tuesday, December 13, 2022 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will begin on December 6 • Download the Sundgren Realty app today!

MELVIN FESLER LIVING TRUST, SELLER



### PROPERTY DESCRIPTION:

160+- acres located near Plevna and Sylvia in Reno County, Kansas west of Hutchinson. A majority of the property has recently been in CRP, but that contract has expired so you could explore re-enrolling the property back into CRP, or utilize the property as you wish moving forward. Those potential future uses for the property could include as hay meadow, cattle grazing pasture, or turning the property back into tillable farm ground. The south portion of the property has a thick tree row, which provides excellent habitat for Kansas Whitetail Deer.

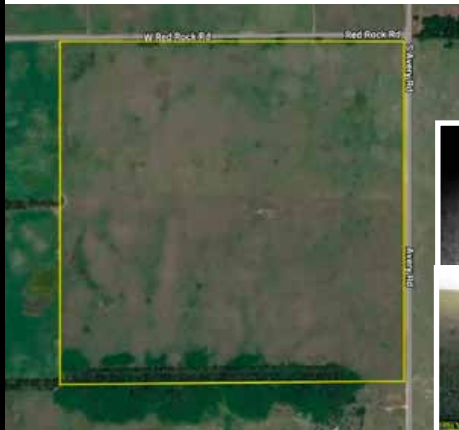
### LEGAL DESCRIPTION:

NE/4 Section 28, Township 24 South, Range 9 West of the 6th PM, Reno County, Kansas SURFACE RIGHTS ONLY.

2022 REAL ESTATE TAXES: \$1,069.90    EARNEST MONEY: \$35,000

**PROPERTY LOCATION:** From Plevna KS, 2 miles south on Avery Rd.

**TERMS:** Bidding will be by the acre, your bid times 160 to arrive at the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked at [sundgren.com](http://sundgren.com) and be purchasing the property subject to the preliminary title search report also linked at [sundgren.com](http://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 January 13, 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 any 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, fence lines, and acreages are not guaranteed. All pertinent information is available upon request.



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