

74 ACRES SEDGWICK COUNTY, KANSAS TILLABLE
FARM GROUND NEAR BENTLEY

AUCTION

www.sundgren.com

Tuesday, December 20, 2022 • 4:00 P.M.

AUCTION LOCATION: American AgCredit, 4105 N. Ridge Rd, Wichita, KS 67205



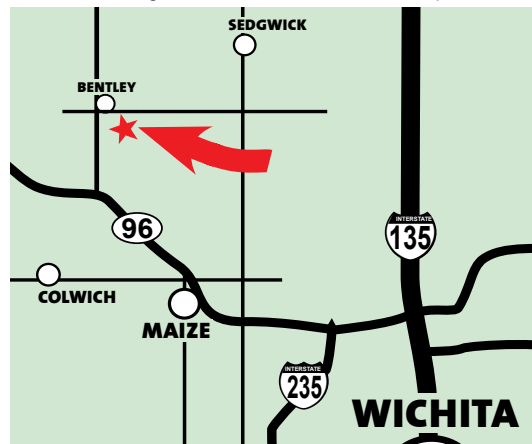
PROPERTY DESCRIPTION: 74+- acres of tillable farm ground between Bentley and Maize, northwest of Wichita in Sedgwick County, Kansas. This property consists of all class II soils, offering an excellent opportunity to invest in agriculture. There are multiple rural residential developments in the area, providing some potential development value in the future. Access is provided by township roads on the south and west boundaries. Approximately 25 acres of the property is currently planted to wheat. The Buyer will receive cash rent following the harvest of that wheat crop. Possession of the property will be at closing subject to that wheat harvest.

EARNEST MONEY: \$40,000

2022 REAL ESTATE TAXES: \$852.41

LAND LOCATION: From Bentley, KS

½ mile east on 109th St North to 135th St
West, then ¾ mile south to the property.



TERMS: Bidding will be by the acre, your bid times 74. 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 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 20, 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 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 are not guaranteed. All pertinent information is available upon request.

JOE SUNDGREN
BROKER
AND AUCTIONEER

316-377-7112

RICK REMSBERG
REALTOR AND AUCTIONEER

316-322-5391

JOEL MORRIS
REALTOR

316-706-9587



SUNDGREN
REALTY Inc.

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