

163.2 ACRES HARVEY COUNTY, KANSAS LAND
NEAR WHITEWATER

AUCTION

www.sundgren.com

Tuesday, December 6, 2022 • 6:00 P.M.

AUCTION LOCATION: American Legion, 108 E. Topeka, Whitewater, KS 67154

**KARL A UMBACH, ALAN JOSEPH PADUANO, JANET L. MERRELL, LISA REYNOLDS SMITH, MELINDA REYNOLDS,
AND THE SAMUEL AND PATRICIA REYNOLDS FAMILY TRUST, SELLERS**



PROPERTY DESCRIPTION: 163.2 acres located south of Whitewater in Harvey

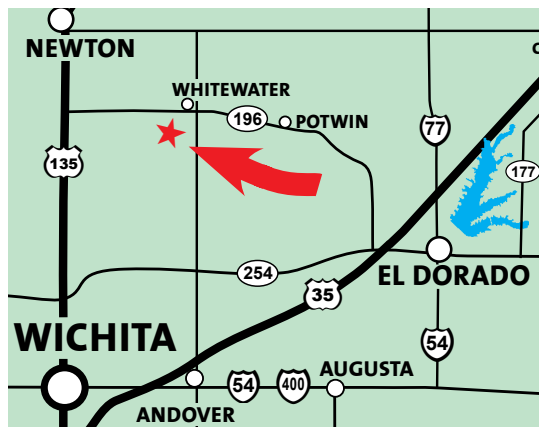
County, Kansas. The east portion of this property consists of approximately 70 acres of Whitewater River bottom ground. With mostly Hobbs silt loam soils 0%-1% slopes, this deep, well drained soil is very productive and well suited to crops grown in the area. The west portion of the property is a mixture of fescue, rye, brome, white clover, and other cool season and native grasses. A large portion of the pasture is nearly level to gently rolling. Most of the pasture was tilled in years prior but planted back to grasses by a previous operator. There is a windmill, chute, and panels set up as pens at the south end of the property. Located towards the north end is a large stock pond and an additional windmill. There is a ground silo located east of the pens. This property is not only highly appealing for agriculture use, but would also make an excellent homesite candidate. With a combination of quality land and a great location, this property is a prime candidate for you to Invest In Land!

LEGAL DESCRIPTION: The Southeast Quarter (SE/4) of Section Twenty-four (24), Township Twenty-four (24) South, Range Two (2) East of the 6th P.M., Harvey County, Kansas.

2021 REAL ESTATE TAXES: \$1,168.16

LAND LOCATION: From HWY 196 just east of Whitewater, south on Butler Rd 1 mile to NW 80th St, west 1 mile to the property OR from HWY 196 just west of Whitewater, south on Harvest Hill Rd 1 mile to SE 84th St, then east 1/2 mile to the property.

TERMS: It will be your bid times 163.2 to arrive at the contract price. Earnest money amount is \$50,000 and due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be after January 2 and on or before January 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 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. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.



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