

52+- ACRES HARVEY COUNTY TILLABLE FARM  
GROUND ON THE EAST BORDER OF  
SEDGWICK,  
KANSAS

# AUCTION

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

**Auction Closes Wednesday, March 15, 2023 — 4:00 P.M.**

## ONLINE ONLY AUCTION

**Bidding will begin on March 8 • Download the Sundgren Realty app today!**

**THE CURTIS D. GRATTAN LIVING TRUST AND THE SHARI R. GRATTAN LIVING TRUST, SELLERS**



**PROPERTY DESCRIPTION:** 52+- acres of nearly 100% tillable farm ground located on the east edge of Sedgwick, Kansas on the Harvey/Sedgwick County line. Access is provided by blacktop frontage all along the south boundary of the property, plus an additional road access point at the north end of the property. There is currently a growing wheat crop on the property. This property offers an excellent opportunity to invest in productive tillable farm ground with future development potential due to the location being immediately beside the city of Sedgwick. Invest In Real Estate, Invest In Land!

**LEGAL DESCRIPTION:** 52+- acres in the W/2 SW/4 Section 35, Township 24 South, Range 1 West of the 6th PM, Harvey County, Kansas. Long exact legal description available by request.

**2022 REAL ESTATE TAXES:** \$1,319.26

**EARNEST MONEY:** \$25,000

**PROPERTY LOCATION:** Just east of the intersection of Hoover Rd and 125th, on the very east edge of Sedgwick, KS



**TERMS:** Bidding will be by the acre. 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 auction report also linked at [sundgren.com](http://sundgren.com). Non refundable earnest money amount is specified above and due 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 April 17, 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 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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