

240+- ACRES COWLEY COUNTY, KANSAS LAND:  
2 TRACTS, TILLABLE, PASTURE, TIMBER,  
AND BUILDINGS

# AUCTION

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

**Wednesday, March 8, 2023 • 6:00 P.M.**

**AUCTION LOCATION: Community Center at Baden Square  
700 Gary St., Winfield, KS 67156**

**WATT FARMS LLC, SELLER**

**THESE 2 CONTIGUOUS LAND TRACTS WILL BE SOLD CHOICE TRACT BY THE ACRE, WITH THE HIGH BIDDER HAVING THE OPTION TO CHOOSE EITHER OR BOTH TRACTS. PLAN TO ATTEND AND TAKE ADVANTAGE OF THIS OPPORTUNITY TO INVEST IN LAND!**



## TRACT 1

### PROPERTY ADDRESS:

16361 102nd Rd., Burden, KS 67019

### PROPERTY DESCRIPTION:

80 acres Cowley County, Kansas land south of the Winfield City Lake. Tract 1 has approximately 59 acres of tillable farm ground, all of which is currently planted to wheat. There is a 80' x 54' Morton building on the property, built in 1976. There are other misc. buildings and an old water well. The balance of the property is mostly all trees and wildlife habitat. Tract 1 is just 1½ miles from blacktop 112th Rd.

**LEGAL:** E/2 NW/4 Section 27, Township 31 South, Range 5 East of the 6th PM, Cowley County, Kansas.

### EARNEST

**MONEY:** \$35,000



## TRACT 2

### PROPERTY DESCRIPTION:

160+- acres of Cowley County, Kansas land located west of Burden and northeast of Winfield. This tract includes approximately 90 acres of tillable farm ground, 6.5 acres of which is currently planted to wheat. The balance of the property includes about 51 acres of native Flint Hills pasture most recently utilized as hay meadow, trees, and a pond. Tract 2 is just ½ mile from blacktop 112th Rd.

**LEGAL:** NE/4 Section 27, Township 31 South, Range 5 East of the 6th PM, Cowley County, Kansas.

### EARNEST

**MONEY:** \$50,000

### PROPERTY LOCATION:

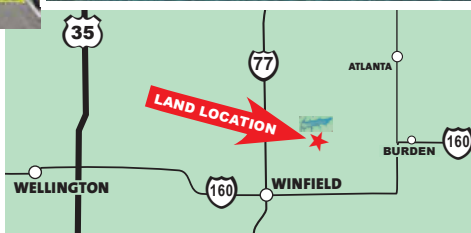
From HWY 160 ½ mile west of Burden, west 5 miles on 112th Rd to 161st Rd, ½ mile north to the property.

### 2022 REAL ESTATE TAXES:

\$2505.70



**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) for each tract and be purchasing the property subject to the preliminary auction report also linked at [sundgren.com](http://sundgren.com). Non refundable earnest money amounts are specified above and due at the conclusion of the auction for each tract, and the balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before April 10, 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.



**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](http://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**