

34 ACRES SOUTH OF SEDAN IN CHAUTAUQUA COUNTY, KANSAS NEAR THE OKLAHOMA BORDER

AUCTION

www.sundgren.com

Auction Closes Wednesday, June 7, 2023 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on May 31 • Download the Sundgren Realty app today!

LORI MORTON, SELLER



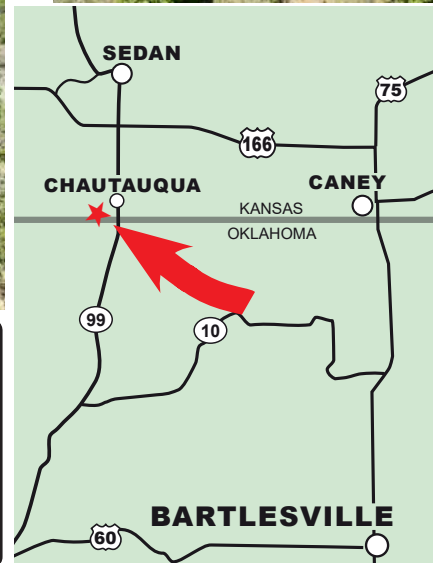
PROPERTY DESCRIPTION: 34.1 acres located just north of the Oklahoma/Kansas border in southern Chautauqua County, Kansas. The property features a nice combination of heavy timber and clearings, making the ideal combination for Kansas Whitetail Deer hunting. This secluded location is accessed by a minimally traveled road. There is a small creek that meanders through the property, providing a water source. If you are looking for a gently rolling, scenic, affordable sized tract of land to call your own, take a look at this opportunity to Invest In Kansas Land!

LEGAL DESCRIPTION: Long exact legal, 34.1 taxable acres in E/2 SE/4 Section 16, Township 35 South, Range 11 East of the 6th PM, Chautauqua County, Kansas.

EARNEST MONEY: \$15,000

PROPERTY LOCATION: From Chautauqua, Kansas

south 2 miles on HWY 99 to Arrow Rd, west 3/4 mile, then north 1/16 of a mile to the property.



REAL ESTATE TERMS: 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 \$15,000 due at the conclusion of the auction. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before July 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, fence lines, and acreages are not guaranteed. All pertinent information is available upon request.

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