

301.6 ACRES OF NATIVE FLINT HILLS PASTURE W/ BADGER CREEK
SOUTHEAST OF WINFIELD IN COWLEY COUNTY, KANSAS

AUCTION

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Wednesday, July 19, 2023 • 6:00 P.M.

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

JUDITH JOHNSON AND KATHRYN & KENNETH HIGHFILL JOINT REVOCABLE TRUST, SELLERS



PROPERTY DESCRIPTION:

301.6 acres located southeast of Winfield in Cowley County, Kansas. What a great property! Badger Creek runs through the southeast corner of the property. This tremendous feature provides live water for livestock and recreation opportunities such as fishing and hunting. A large majority of the property is gently rolling native Flint Hills pasture. There is a pond located in the west central portion of the property. Multiple wet weather draws provide additional water sources throughout the property. Township roads border the perimeter of the property on the north and west, plus on a portion of the south and east. The very southeast corner of the property has formerly been utilized as tillable farm ground, and is not included in the perimeter



fence that encompasses the property. Take advantage of this opportunity to purchase a high quality cattle or livestock grazing pasture with bonus recreation enjoyment opportunities! Invest In Land!

LEGAL DESCRIPTION: The North Half of Section 12, Township 33 South, Range 4 East of the 6th PM, Cowley County, Kansas.

LAND LOCATION: From K-360 on the south side of Winfield, south and east on Joel Mack Rd 1/2 mile to 101st Rd, south 1 1/2 miles to 192nd Rd, east 1 mile to the property.

2022 REAL ESTATE TAXES: \$980.94



ONLINE BIDDING IS AVAILABLE FOR THIS AUCTION INFORMATION AT SUNDGREN.COM

TERMS: Earnest money amount \$75,000 due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before August 21, 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. The successful high bidder will be required to sign the real estate purchase contract linked at sundgren.com, and be purchasing the property subject to the preliminary title insurance commitment also at sundgren.com. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material. Acreages, boundary lines, and fence lines are not guaranteed. It will be your bid times 301.6 to arrive at the contract price.

JOE SUNDGREN
BROKER AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR AND AUCTIONEER
316-322-5391

JOEL MORRIS
REALTOR
316-706-9587



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