

595 ACRES NATIVE FLINT HILLS PASTURE NEAR MADISON
IN GREENWOOD COUNTY, KANSAS

AUCTION

www.sundgren.com

Friday, July 28, 2023 • 2:00 P.M.

**AUCTION LOCATION: Sauder Community Center
110 S. 1ST. St., Madison, KS 66860**



PROPERTY DESCRIPTION: 595 acres of native Flint Hills pasture west of Madison in Greenwood County, Kansas. Water is provided by an 8 1/2 acre pond, another small pond, and multiple wet weather draws. The large pond is stocked with fish including largemouth bass and channel catfish, an added recreation bonus to this high quality cattle grazing opportunity. Perimeter fences around the property consist of steel posts and 5 strands of barbed wire. There is a set of livestock working pens centrally located at the south end of the property. Access is provided by a good township gravel road all along the south boundary and a minimal maintenance road along the east boundary.



LEGAL DESCRIPTION: The West Half of Section 7, Township 22 South, Range 11 East of the 6th PM AND the East Half of Section 12, Township 22 South, Range 10 East of the 6th PM ALL IN Greenwood County, Kansas.

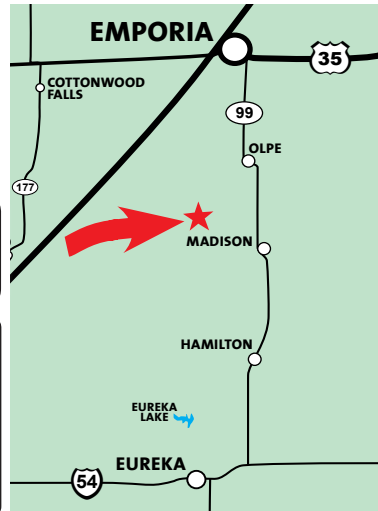
MINERAL RIGHTS: Surface interest only on the Southwest Quarter of Section 7, Township 22 South, Range 11 East of the 6th PM AND surface interest only on the East Half of Section 12, Township 22 South, Range 10 East of the 6th PM ALL IN Greenwood County, Kansas.

LAND LOCATION: From HWY 99 at Madison, west on 365th St 3 1/2 miles to T Rd, north 1/4 mile to 370th St, west 1 1/2 miles to the property.

2022 REAL ESTATE TAXES: \$1910.26



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



TERMS: Earnest money amount \$150,000 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 28, 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 above, and be purchasing the property subject to the preliminary title insurance commitment also linked above. 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 595 to arrive at the contract price.

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