

75 ACRES BETWEEN MADISON & HAMILTON ON
HWY 99 IN GREENWOOD COUNTY, KANSAS

AUCTION

www.sundgren.com

Auction Closes Thursday, August 17, 2023 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on August 9 • Download the Sundgren Realty app today!

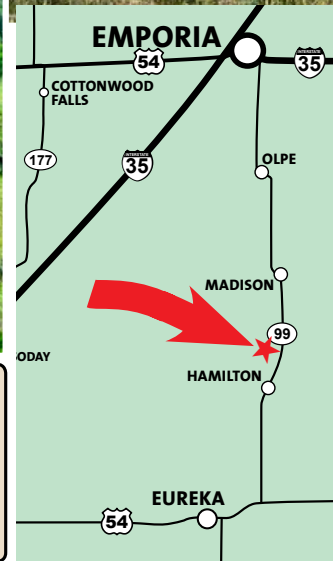


PROPERTY DESCRIPTION: 75 taxable acres, legally described as 80 deeded acres less RROW, which should make the property eligible for a non-resident hunt your own land Kansas whitetail deer tag. There is a small creek running through the property, with an abundance of trees and brush that provide excellent cover for deer, turkeys, quail, and other wildlife. In addition to that excellent wildlife habitat, there is also tillable farm ground and native hay meadow. Access is provided by HWY 99 and township gravel road.

LEGAL DESCRIPTION: The North Half of the Northeast Quarter of Section 25, Township 23 South, Range 11 East of the 6th P.M., Greenwood County, Kansas. Subject to public road.

LAND

LOCATION: 3 miles north of Hamilton, KS on HWY 99 OR 7 miles south of Madison, KS on HWY 99.



REAL ESTATE TERMS: Bidding will be by the acre, your bid times 75. There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money is \$25,000 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 September 15, 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 or inspections. 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. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.

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