

149 ACRES NATIVE FLINT HILLS PASTURE
NORTH OF EUREKA, KANSAS

AUCTION

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Thursday, August 24, 2023 • 6:00 P.M.

**AUCTION LOCATION: GREENWOOD HOTEL,
300 N MAIN ST, EUREKA, KS**

Virginia Rockhill Revocable Trust, Seller



PROPERTY DESCRIPTION: 149 acres of native Flint Hills pasture north of Eureka in Greenwood County, Kansas. This pasture has an excellent stand of grass, ideal for your livestock operation. There is a nice clear water pond located in the southeast quadrant of the property, offering water for livestock as well as some bonus pond fishing! Perimeter fences around the property are average to above average. Access is provided by township gravel roads along the north and west boundaries. Great opportunity to expand your grazing acres and Invest In Land!

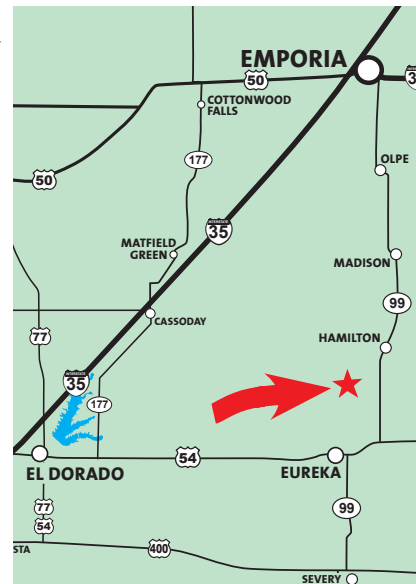
LEGAL DESCRIPTION: The Northwest Quarter (NW/4) of Section 31, Township 24 South, Range 11 East of the 6th PM, Greenwood County, Kansas.

LAND LOCATION: From Hamilton, KS south on HWY 99 3 1/2 miles to 220th St, west 3 1/2 miles to the property OR from 7th St in Eureka, KS north on P Rd 7 miles to 220th St, east 2 miles to the property.

2022 REAL ESTATE TAXES: \$485.46



TERMS: Earnest money amount 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 26, 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 linked 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 149 to arrive at the contract price.



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