

320 ACRES IRRIGATED FARM GROUND
NEAR MOUNT HOPE, HARVEY COUNTY,
KANSAS - SELLING IN 3 TRACTS

AUCTION



www.sundgren.com

Thursday, August 24, 2023 at 2:00 P.M.

AUCTION LOCATION: AMERICAN AGCREDIT, 4105 N. RIDGE RD, WICHITA, KS 67205

The J Carson Rockhill Family Trust, Seller



TRACT I

JOE SUNDGREN
BROKER
AND AUCTIONEER

316-377-7112

RICK REMSBERG
REALTOR AND AUCTIONEER

316-322-5391

JOEL MORRIS
REALTOR

316-706-9587



SUNDGREN
REALTY, Inc.

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

TRACT I

PROPERTY DESCRIPTION: 160 acres of flood irrigated tillable farm ground north of Mount Hope on the Harvey/Sedgwick County line. This tract currently has growing corn and soybean crops. There is a shelter belt on the south end of the property that has many quality hardwood trees including oak. Great opportunity to purchase quality tillable farm ground in Central Kansas to continue use as flood irrigated farm ground or potentially converted to center pivot irrigation! Invest in the Best, Invest in Land!

LEGAL DESCRIPTION: The Southwest Quarter (SW/4) of Section Thirty-four (34) Township Twenty-four (24) South, Range Three (3) West of the 6th P.M., Harvey County, Kansas.

2022 REAL ESTATE TAXES: \$4060.42

EARNEST MONEY: \$100,000

LAND LOCATION: From Mount Hope at US HWY 96, north 2 1/2 miles on 279th St West to SW 125th, east 1 mile to the property.



TRACT 1



TRACT 2

PROPERTY DESCRIPTION: 80 acres of flood irrigated tillable farm ground north of Mount Hope on the Harvey/Sedgwick County line. Tract 2 is currently planted to corn. This is another unique opportunity to Invest in Land!

LEGAL DESCRIPTION: The East Half (E/2) of the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Twenty-four (24) South, Range Three (3) West of the 6th P.M., Harvey County, Kansas.

2022 REAL ESTATE TAXES: \$1311.87

EARNEST MONEY: \$50,000

LAND LOCATION: From Mount Hope at US HWY 96, north 2 1/2 miles on 279th St West to SW 125th, east 1 3/4 mile to the property.



TRACT 3

PROPERTY DESCRIPTION: 80 acres of dryland tillable farm ground north of Mount Hope in Harvey County, Kansas. 50% of the property has a growing soybean crop. Don't overlook this quality tract of tillable farm ground!



LEGAL DESCRIPTION: The North Half (N/2) of the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Twenty-four (24) South, Range Three (3) West of the 6th P.M., Harvey County, Kansas.

2022 REAL ESTATE TAXES: \$403.25

EARNEST MONEY: \$50,000

LAND LOCATION: From Mount Hope at US HWY 96, north 2 1/2 miles on 279th St West to SW 125th, east 3 miles to Willow Lake Rd, north 1/4 mile to the property.



TERMS: Each tract will be selling your bid times the number of acres. Earnest money is specified above for each tract and 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 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.

