

545+- Acres Greenwood County, Kansas Land East of Eureka

- Pasture, Tillable, Trees, Hunting & Fishing

AUCTION

www.sundgren.com

Friday, September 22, 2023 • 2:00 P.M.

AUCTION LOCATION: Greenwood Hotel, 300 N. Main St., Eureka, KS

LONNIE J. NICHOLS REVOCABLE TRUST, MELINDA L. NICHOLS REVOCABLE TRUST, ALLEN D. HALL AND SHERIDAN L. HALL REVOCABLE TRUST, RONALD W. HALL AND MELINDA B. HALL, SELLERS



TRACT 1 PROPERTY DESCRIPTION:

156+- acres consisting of heavy timber, pasture, 13.5 acres of tillable farm ground, wet weather draw, and a pond. The current landowner has received cattle grazing income from the property, as well as income from the tillable farm ground. Rolling terrain and multiple elevation changes are present, which is a common trait of the region of the Kansas Flint Hills. This diverse property has everything you need to attract and hold wildlife, particularly Kansas whitetail deer, turkeys, and quail. The northwest corner of the property has an abandoned railroad track, which is a popular traffic way for wildlife. If you want quality and diversity, take a look at this opportunity to Invest In Land!

LEGAL DESCRIPTION: The Southeast Quarter (SE/4) Section Twenty-nine (29), Township Twenty-five (25) South, Range Eleven (11) East of the Sixth Principal Meridian, Greenwood County, Kansas EXCEPT a 4 acre tract. Long exact legal description available upon request.

REAL ESTATE TAXES: Approximately \$879.07.

LAND LOCATION: From Eureka 3/4 miles east on HWY 54 to T Rd., north 1 mile to the property.

EARNEST MONEY: \$40,000



TRACT 2 PROPERTY DESCRIPTION:

274.4 taxable acres of pasture with a large clear water 8 acre watershed lake, 3 ponds, rolling terrain, and 1/2 mile of HWY 54 blacktop frontage along the south boundary. This scenic property is located east of Eureka in Greenwood County, Kansas. Additional access is provided by 1/2 mile of township gravel T Rd along the west boundary and 1/2 mile of 160th St along the north boundary. There are 33.44 acres of that the Buyer will have the option to enroll in CRP for an additional 15 years, more information available upon request! Livestock grazing, fishing, and waterfowl hunting at a high level! Invest In Land!

LEGAL DESCRIPTION: The West Half of the Northeast Quarter (W/2 NE/4) AND the Southwest Quarter (SW/4), EXCEPT that part of the Southwest Quarter (SW/4) lying South of the Highway 54 Right-of-Way, AND the East Half of the Northwest Quarter (E/2 NW/4), LESS Right of Way, in Section Thirty-three (33), Township Twenty-five (25) South, Range Eleven (11) East of the Sixth Principal meridian, Greenwood County, Kansas.

REAL ESTATE TAXES: \$1,293.34

LAND LOCATION: From Eureka, east 3/4 miles on HWY 54.

EARNEST MONEY: \$80,000



TRACT 3 PROPERTY DESCRIPTION:

114+- acres of tillable farm ground along Bachelor Creek east of Eureka in Greenwood County, Kansas. In addition to the high quality farm ground, the north boundary goes to the centerline of Bachelor Creek for 1/4 mile. This feature offers some hunting and fishing recreation value in addition to the agriculture use. Great opportunity to Invest In Land!

LEGAL DESCRIPTION: 114+- acres in Section Twenty-eight (28), Township Twenty-five (25) South, Range Eleven (11) East of the Sixth Principal Meridian, Greenwood County, Kansas. Long exact legal description available upon request.

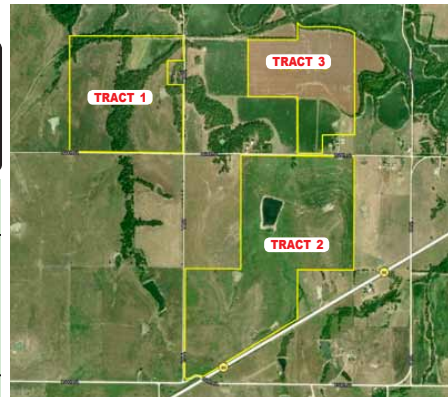
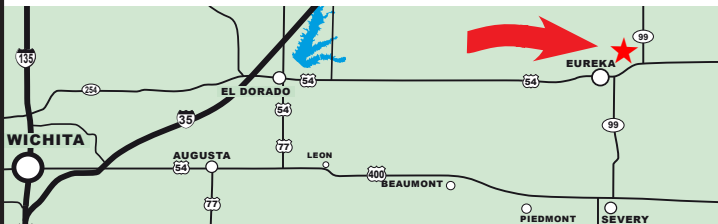
REAL ESTATE TAXES: \$2,127.26

LAND LOCATION: From Eureka 3/4 miles east on HWY 54 to T Rd., north 1 mile to 160th St., east 1/2 mile to the property.

EARNEST MONEY: \$40,000



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 October 23, 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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