

195+- ACRES TILLABLE FARM GROUND BETWEEN
HESSTON AND GOESSEL, KANSAS

AUCTION

www.sundgren.com

Tuesday, October 10, 2023 • 6:00 P.M.

AUCTION LOCATION: Wheat Hall Building, 200 N. Poplar, Goessel, KS 67053

SUSAN KOEHN TRUST, SELLER

TRACT 1



PROPERTY DESCRIPTION:

155+- acres of tillable farm ground southeast of Goessel in Marion County, Kansas. The south half of the property is currently planted to corn, the north half will be planted to wheat this fall. Great opportunity to Invest In Land!

POSSESSION: Possession of the south half of the property will be at closing subject to the 2023 fall corn harvest. Possession of the north half of the property will be at closing subject to the 2024 wheat harvest. The Buyer shall receive the landowner share of



the 2024 wheat crop income and be responsible for the landowner share of the expenses.

LEGAL DESCRIPTION: 155+- acres in Section, Township 21 South, Range 1 East of the 6th PM, Marion County, Kansas. Long exact legal description available by request.

EARNEST MONEY: \$65,000 **2022 REAL ESTATE TAXES:** \$2,260.82

LAND LOCATION: From Goessel, 2 miles east on 120th St. to Diamond Rd., ½ mile south to the property.

TRACT 2



PROPERTY DESCRIPTION:

40+- acres of tillable farm ground northeast of Hesston in Harvey County, Kansas. Possession of this tract will be at closing subject to the 2023 fall corn harvest.

LEGAL DESCRIPTION:

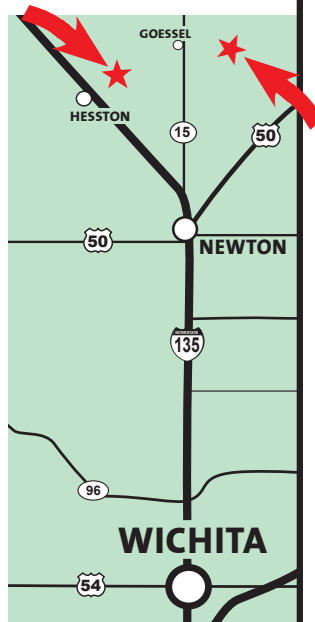
The South Half (S/2) of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Two (2), Township Twenty-two (22) South, Range One (1) West of the 6th P.M., Harvey County, Kansas.

EARNEST MONEY: \$25,000

2022 REAL ESTATE TAXES: \$598.34

LAND LOCATION:

From Hesston, 1½ miles east on West Dutch Ave. to North West Rd., 1¼ miles north to the property.



TERMS: The successful high bidder shall be required to sign the real estate purchase contract linked at sundgren.com and be purchasing the property subject to the preliminary title search report also at sundgren.com. Non-refundable earnest money is specified above and due at the conclusion of the auction for each tract, and the balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before November 10, 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 selling "as is", not 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. Boundary lines, acreages, and fence lines are not guaranteed. All pertinent information is available upon request. It will be your bid times the acreage to arrive at contract price.

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