

120+- ACRES HUNTING LAND NORTH OF HOWARD  
IN ELK COUNTY, KANSAS

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Auction Closes Wednesday, October 11, 2023 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will begin on October 2 • Download the Sundgren Realty app today!



### PROPERTY DESCRIPTION:

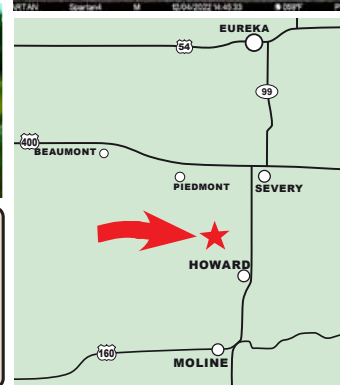
120+- acres of Elk County, Kansas land between Howard and Severy. This heavily wooded property is a wildlife sanctuary! Rarely will you find a property in the area with a higher percentage of canopy cover. Elk County, Kansas is well known for high quality Kansas Whitetail Deer. There are two ponds on the property offering water for fishing and wildlife during normal weather patterns. This is the last property on a dead end road, so it is very, very secluded! Live out of state? Buy this property and guarantee yourself a non resident Kansas Whitetail Deer tag! If you are looking for a peaceful property to enjoy, take a look at this opportunity to Invest In Land!

**LEGAL DESCRIPTION:** The West Half of the Southwest Quarter (W/2 SW/4) and the West Half of the East Half of the Southwest Quarter (W/2 E/2 SW/4) of Section 10, Township 29 South, Range 10 East of the 6th P.M., Elk County, Kansas.

**LAND LOCATION:** From Howard, 4 miles north on HWY 99 to Pioneer, 2<sup>5</sup>/<sub>8</sub> miles west to the property.

### 2022 REAL ESTATE TAXES:

\$442.08



**TERMS:** Bidding will be by the acre, your bid times 120 plus 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 November 13, 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.

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](http://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**