

160+- ACRES RENO COUNTY, KANSAS SOUTH OF HUTCHINSON –
NORTH FORK OF THE NINNESCAH RIVER

AUCTION

www.sundgren.com

Auction Closes Thursday, October 19, 2023 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on October 12 • Download the Sundgren Realty app today!



PROPERTY DESCRIPTION: 160+- acres of pasture and trees with the North Fork of the Ninnescah River running through the property! In addition to the water provided by the River, there is a small creek and a solar water well for watering livestock and wildlife. The property has been leased out for cattle grazing in the past. What a unique opportunity to own a property with the diversity of waterfowl

hunting on the river, Kansas Whitetail deer, turkeys, and much more! Access is provided by township road along the south and west boundary. PLUS you get your own bridge! That's right, there is a bridge in the north central portion of the property that crosses the Ninnescah River! Invest in the Best, Invest In Land!!



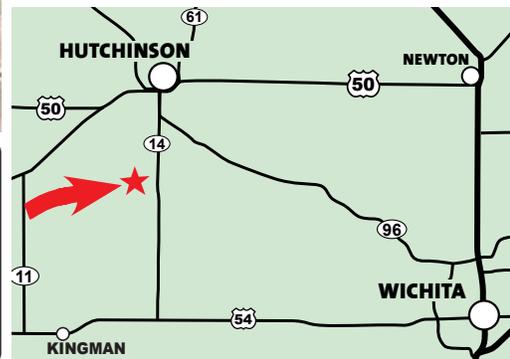
LEGAL DESCRIPTION: The Southwest Quarter of Section 22, Township 25 South, Range 6 West of the 6th P.M., Reno County, Kansas.

LAND LOCATION: From HWY 96 3 miles south of Hutchinson, 7 miles south on HWY 14 to West Castleton Rd., 2 miles west to South Broadacres Rd., ½ mile south to the property.

2022 REAL ESTATE TAXES: \$597.08



TERMS: It will be your bid times 160 plus a 10% buyers premium added to the high bid to determine the contract price. Earnest money is \$35,000 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 20, 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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