

80+- ACRES NORTHWEST OF FREDONIA IN WILSON COUNTY,
KANSAS – HEAVY TIMBER, SPRING WATER, PASTURE, &
GREAT HUNTING

AUCTION

www.sundgren.com

Auction Closes Tuesday, October 24, 2023 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on October 17 • Download the Sundgren Realty app today!



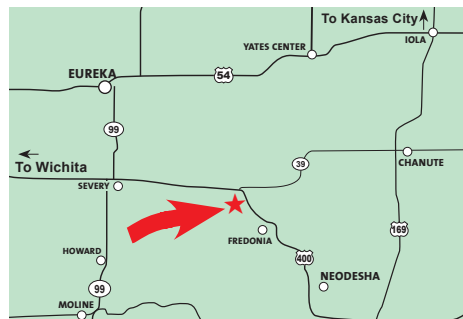
PROPERTY DESCRIPTION: 80+- acres northwest of Fredonia in Wilson County, Kansas. Over 1/2 mile of Teeters Branch of Fall River runs through the property, offering an excellent water source for wildlife and livestock. Additional water is provided by a pond and spring. A large percentage of the property is covered by trees including oak, sycamore, hickory and more. Rolling terrain and the scenic area add to the beauty of this property. Perimeter fences range from average to like new, allowing use for cattle grazing. This property and area is known for high quality Kansas Whitetail Deer.

LEGAL DESCRIPTION: East Half of the Northeast Quarter Section 20, Township 28 South, Range 14 East of the 6th PM, Wilson County, Kansas.

LAND LOCATION: From Fredonia, 4 miles northwest on HWY 400 to 1600 Rd., west 1/8 mile to the property.

2022 REAL ESTATE TAXES: \$451.52

TERMS: It will be your bid times 80 plus a 10% buyers premium 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 27, 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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