

124 RANCH RD., GRENOLA, KS 67346 – HOUSE AND BUILDINGS
ON 326+- SCENIC ACRES, CHAUTAUQUA/COWLEY
COUNTY LINE

AUCTION

www.sundgren.com

Wednesday, October 18, 2023 • 6:00 P.M.

**AUCTION LOCATION: Community Center at Baden Square
700 Gary, St., Winfield, KS 67156**

OPEN HOUSE: WEDNESDAY, OCTOBER 4 — 3:00 PM - 7:00 PM



PROPERTY ADDRESS: 124 Ranch Rd.,
Grenola, KS 67346

PROPERTY DESCRIPTION: 3 bedroom 2
bath ranch style home on 326+- acres in a very
scenic portion of the Kansas Flint Hills! The
house was built in 1960 and has 1325 square
feet on the main level plus a full basement. The
main level has 2 bedrooms, 1 bathroom, kitchen,
dining area, and a living room with fireplace.
The basement has an additional bedroom, 1

bathroom, living area, laundry, AND a second kitchen! The setup would be perfect for ranch headquarters, hunting lodge, or weekend retreat. Buildings include a detached garage and multiple farm utility buildings. There is a nice set up livestock working pens. Traditional use of the pasture has been for cattle grazing. Seasonal summer grazing and year round cow/calf grazing are both suitable options. Over 1/2 mile of Union Creek runs from north to south through the property, offering live water in addition to the 3 ponds. In addition to the quality livestock grazing opportunities, there is excellent hunting on the property especially along the western portion. High quality Kansas Whitetail Deer have been regularly viewed and harvested on the property. The elevation changes, high hills, plateau, and scenic view are impressive! Join us for the open house or schedule a private viewing of this property, and consider this opportunity to Invest In Land!

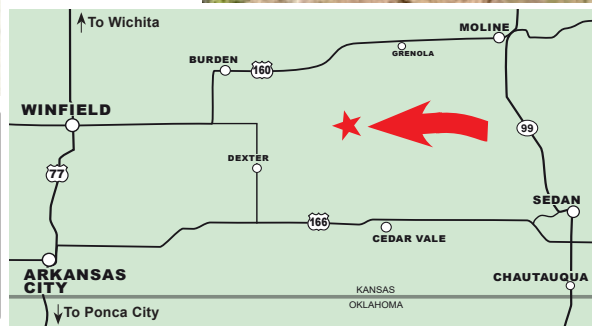
LEGAL DESCRIPTION: The South Half of Section 22 and that part of the North Half of Section 27 lying North of the centerline of the public road, all in Township 32 South, Range 8 East of the 6th P.M., Chautauqua County, Kansas.

LAND LOCATION: From Winfield, 23½ miles straight east on HWY 160 OR from Grenola, 7 miles south to Ranch Rd., 3 miles west to the property OR 9 miles straight north of Cedar Vale.

2022 REAL ESTATE TAXES: \$2,299.54



TERMS: It will be your bid times 326 to arrive at the contract price. Earnest money is \$75,000 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 December 18, 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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