

605+- Acres Cowley County, Kansas Land East of Rock Selling in 6 Tracts

AUCTION

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Wednesday, November 29, 2023 • 6:00 P.M.

AUCTION LOCATION: Community Center at Baden Square, 700 Gary St., Winfield, KS 67156
DONLEY FAMILY TRUST, SELLER



TRACT 1

PROPERTY DESCRIPTION:

80+- acres located just east of Rock between Winfield and Douglass in Cowley County, Kansas. This tract consists of primarily tillable farm ground with 50 acres being farmed. There are two large pockets of timber on the property offering cover and habitat for wildlife. Access is provided by township gravel road all along the south and east boundaries. Great opportunity to invest in agriculture and recreation! Invest In Land!

LEGAL DESCRIPTION: The South Half of the Southeast Quarter of Section 22, Township 30 South, Range 4 East of the 6th P.M., Cowley County, Kansas.

EARNEST MONEY: \$25,000

2022 REAL ESTATE TAXES: \$760.90



TRACT 2 PROPERTY DESCRIPTION:



PROPERTY ADDRESS: 4039 107th Rd., Rock, Kansas 67131

PROPERTY DESCRIPTION: 80+- acres east of Rock in Cowley County, Kansas. Tract 2 is all pasture with 2 ponds, some scattered trees, and the homestead. The 4 bedroom 2 bath house has 1848 square feet of living area. There are multiple buildings and sheds on the property. Utilities include rural water and electric. Access is provided by blacktop along the north boundary and township gravel road along the east. Great opportunity to purchase land with a rural residence in northern Cowley County!

LEGAL DESCRIPTION:

East Half of the Northwest Quarter of Section 23, Township 30 South, Range 4 East of the 6th P.M., Cowley County, Kansas.

EARNEST MONEY: \$25,000

2022 REAL ESTATE TAXES: \$2,723.96 for tracts 2, 3, & 4 combined.



TRACT 3

PROPERTY DESCRIPTION:

160+- acres consisting of pasture with 3 ponds and multiple timber lined draws. This diverse property would offer summer or winter grazing for livestock, as well as added hunting and recreation value. Access is township gravel road along both the south and east boundaries.

LEGAL DESCRIPTION:

Southwest Quarter of Section 23, Township 30 South, Range 4 East of the 6th P.M., Cowley County, Kansas.

EARNEST MONEY: \$40,000

2022 REAL ESTATE TAXES: \$2,723.96 for tracts 2, 3, & 4 combined.



TRACT 4



PROPERTY DESCRIPTION:

80+- acres of heavy timber, pasture, and rolling terrain with a pond and township gravel roads along the west and south boundaries. This property offers both agriculture and recreation, with both Kansas Whitetail Deer and Quail viewed on the property during our initial visit. Another great opportunity to Invest In Land!

LEGAL DESCRIPTION:

West Half of the Southeast Quarter of Section 23, Township 30 South, Range 4 East of the 6th P.M., EXCEPT tract described as: Commencing 566 feet West of the Southeast corner of the West Half of said quarter section; thence West on South line of said quarter section 209 feet to a point; thence North 312 feet to a point; thence East 209 feet; thence South 312 feet to beginning, and EXCEPT tract in the Northwest corner described as: Commencing at the Northwest corner of said Southeast Quarter; thence East 320 feet; thence South 205 feet; thence West 320 feet to the West line of said Southeast Quarter; thence North 205 feet to point of beginning.

EARNEST MONEY: \$25,000

2022 REAL ESTATE TAXES: \$2,723.96 for tracts 2, 3, & 4 combined.



TRACT 5

PROPERTY DESCRIPTION:

45+- acres with blacktop frontage just east of Rock, Kansas. This property has been primarily used as hay meadow. There is a pond centrally located on this tract, offering the potential for livestock grazing use in the future. Nice opportunity to purchase small rural acreage! Invest In Land!

LEGAL DESCRIPTION:

The East Half of the Northeast Quarter of Section 23, Township 30 South, Range 4 East of the 6th P.M., Cowley County, Kansas, EXCEPT a tract described as: SURFACE RIGHTS ONLY in and to Beginning at the Northeast corner of the Northeast Quarter of Section 23, Township 30 South, Range 4 East of the 6th P.M., Cowley County, Kansas, thence North 89 deg. 01 min. 56 sec. West (assumed) along the North line of said Northeast Quarter, 660.71 feet, thence South 0 deg. 26 min. 42 sec. West, 2642.64 feet to the South line of said Northeast Quarter, thence South 98 deg. 49 min. 17 sec. East, along the South line of said Northeast Quarter, 690.53 feet to the Southeast corner of said Northeast Quarter, thence North 0 deg. 26 min. 42 sec. East, along the East line of said Northeast Quarter, 2633.53 feet to the point of beginning.

EARNEST MONEY: \$15,000

2022 REAL ESTATE TAXES: \$203.88



TRACT 6



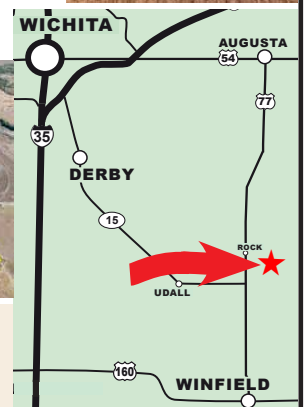
PROPERTY DESCRIPTION:

160+- of pasture located east of Rock in Cowley County, Kansas just 2 miles south of the Butler County line. There is one large pond plus a small creek/draw in the southwest corner. A hedge row runs north and south through the center 1/4 of the property. Access is provided by township gravel roads all along the north and west boundaries. Nice opportunity to purchase a quarter section of Cowley County land!

LEGAL DESCRIPTION: The Northwest Quarter of Section 17, Township 30 South, Range 5 East of the 6th P.M., Cowley County, Kansas.

EARNEST MONEY: \$40,000

2022 REAL ESTATE TAXES: \$669.48



TERMS: Each tract will be selling your bid times the number of acres specified above. Earnest money is also specified above for each tract and due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date for tracts 1, 2, & 3 shall be on or before December 29th, 2023. Closing dates for Tracts 4, 5, & 6 shall be between January 2nd and January 5th, 2024. 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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