

154+- Acres Cowley County, Kansas  
Land Between Atlanta and Burden

# AUCTION

www.sundgren.com

**Friday, November 3, 2023 • 10:00 A.M.**

**AUCTION LOCATION: 6475 221st Rd., Atlanta, KS 67008**

**CORWIN L. VANMETER AND EMILY J. VANMETER REVOCABLE TRUST DATED JUNE 2, 2005, SELLER**

**Real Estate sells at 11:00 AM sharp.**



**OPEN HOUSE - SUNDAY, OCTOBER 22<sup>ND</sup> 1:00 P.M. to 3:00 P.M.**  
**OPEN HOUSE - THURSDAY, NOVEMBER 2<sup>ND</sup> 3:00 P.M. to 5:00 P.M.**

**PROPERTY ADDRESS:** 6475 221st Rd., Atlanta, KS 67008

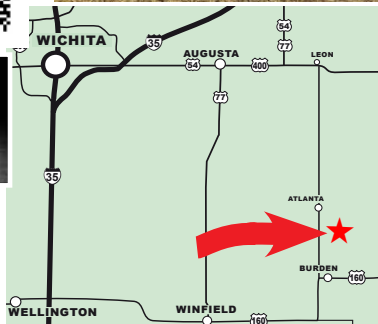
**PROPERTY DESCRIPTION:** 154+- acres of premium Cowley County, Kansas land between Atlanta and Burden. The 5 bedroom 1½ bath farm house has 1639 square feet of finished living area PLUS a full basement. You will love the quality and character displayed throughout the house, especially the woodwork, trim, stairway, and built in cabinets! Buildings include a 62' x 36' vintage barn, a 60' x 25' vehicle and equipment storage shed, and multiple other farm utility and storage buildings. Two branches of Timber Creek meet on the property, offering live water for wildlife and enjoyment! Of the 77.5 acres of tillable ground, over 88% is Class II Verdigris Silt Loam. The balance of the property consists of rolling Flint Hills pasture, high quality hardwood trees, timber, and other habitat. You will be hard pressed to find a more secluded, scenic, diverse, and quality farm!

**WILDLIFE DESCRIPTION:** As you can see by the game camera pictures we have captured over the last several weeks, this property has a very diverse pool of high quality Kansas White-tail Deer genetics. Turkey populations in Kansas have struggled the last couple of years, but that is not apparent after spending time on this property...they are commonly seen in the yard! Quail numbers are good on the property, and during normal times you will see numerous kinds of waterfowl on Timber Creek.

**LEGAL DESCRIPTION:** The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 34, the Northwest Quarter of the Southwest Quarter of Section 35; the Southwest Quarter of the Northwest Quarter, except a strip 8 rods wide off the North side thereof, in Section 35, all in Township 30 South, Range 6 East of the 6th P.M., Cowley County, Kansas.

**REAL ESTATE TAXES:**  
\$2841.84

**LAND LOCATION:** From Atlanta, 3 miles south to 62nd Rd., 1 mile east to 221st Rd., ½ north to the house.



**TERMS:** It will be your bid times 154 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 4, 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.

## PERSONAL PROPERTY



### VEHICLES:

1997 Ford F 150 XLT – 4WD, 117,932 miles, OD Light Flashes  
2004 Mercury Grand Marquis LS, 4 Door, 106,406 miles, Cold Air

### UTV:

2008 John Deere Gator HPX, 4x4, 763 Hours

### TRACTOR:

1967 John Deere, 3020 with Bucket, 6705hrs

### TRAILER:

Burden Trailer – Bumper Pull Stock Trailer, 14'x6'

### BOATS:

1968 Larson Boat, Mercury 35 HP Outboard  
Aluminum John Boat on Trailer

### MOWER:

2018 Hustler Fastrack, 48" Cut, 1489 hours, Kawasaki FR691V

### GUNS:

Wards Westernfield 20 Ga Bolt Action J Stevens 22 Short, Long, Long Rifle, Bolt Action  
Stevens 22 Short, Long, Long Rifle, Bolt Action  
J Stevens 22 Short, Long, Long Rifle, Bolt Action  
Springfield Model 22 Long, Short, Long Rifle, Bolt Action

### HOUSEHOLD ITEMS & MISC.

Buffet  
Lighted Curio Cabinet  
Duncan Fire Table Extra Leaves & 10 Chairs  
Kenmore Washer & Dryer  
Upright Freezers



Refrigerator  
Sofa Hideabed  
2 Piece, Full, Bed Room Set  
Full Size Bed  
2 Twin Beds  
Vanity & Chest of Drawers  
Fenton Paper Weights  
Small Butter Churn  
Corning Ware

### HOUSEHOLD ITEMS & MISC.

Wheat Pattern Glasses & Stemware  
Lead Crystal Basket  
Platform Rocker  
Antique Rocker  
Lamps/Lamp  
Tables/End  
Tables  
Wingback Chair  
Recliners  
Wheat, Pernies,  
Morgan Silver  
Dollars, Silver  
Dollars  
Coffee Table  
Misc Wrist & Pocket  
John Deere Toys  
Costume Jewelry  
Bird Cages  
Iron Bed  
Quilt Rack  
US Mail Die cast Toys  
Metal Detector



### HOUSEHOLD ITEMS & MISC.

Antique Dresser  
Cameras & Accessories  
78 Record Albums – Record Players  
Board Games  
Kitchen Misc  
Antique Trunk  
Old School Desk  
Misc Primitive Hand Tools  
Book Shelves  
Antique Table  
Panasonic Flat Screen TV  
Exercise Bike  
Coolers, Water Jugs  
Desk Lamp  
Insulators  
RR Light  
Antique Jars & Bottles

### TOOLS & MISC.

300 Gallon Auxiliary Tank  
Sureweld AC Arc Welder  
5' Rotary Mower 3pt  
3pt Blade  
OH Fuel Tank  
Portable Creep Feeder  
4 Bottom Plow 3pt  
John Deere Offset 10' Disc 3pt  
3pt Cultivator  
Stock Tank  
Post Auger  
Metal Lawn Chairs

### TOOLS & MISC.

Park Bench  
Lawn Chairs  
Rod & Reels – Tackle  
Log Chains  
Misc Hand Tools  
Stanley 6' Step Ladder  
Craftsman Vice  
Metal Stools  
Wooden Ladders  
Old Motors, Small Engine Parts  
Fence Chargers  
Black Hawk, 10 Ton Floor Jack  
Pedestal Grinder  
Bench Grinder  
Hay Grapple  
Pickup Bed Trailer  
Scrap Iron  
T Posts  
Barbed Wire  
Old Harness  
Misc Lumber  
Galvanized Wash Tub  
Craftsman Roto Tiller  
Hand Garden Cultivator  
Partial Roll Woven Wire  
Buzz Saw Frame & Blades  
3pt Boom Sprayer  
Antique Washing Machine  
2 Wheel Utility Trailer  
Assorted Mesh Cattle Panels

**MANY MISC. ITEMS TOO NUMEROUS TO MENTION**

**TERMS:** There will be a 3% buyers premium on all purchases. All announcements made the day of the auction take precedence over any other advertisements. Items selling in "as is" condition. Payment will be accepted via cash, credit card, or approved check with bank letter of credit. Auction will be live and on-site only!

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