

486+- Acres Southwest of Winfield in Cowley County, Kansas

Selling in 3 Tracts – Tillable, Pasture, River & Hunting

AUCTION

www.sundgren.com

Wednesday, November 8, 2023 • 6:00 P.M.

AUCTION LOCATION: Community Center at Baden Square

700 Gary St., Winfield, KS 67156

KENNETH & KATHRYN HIGHFILL, WILLIAM & JENNIFER JOHNSON, SELLERS

TRACT 1 PROPERTY DESCRIPTION:



156.5 acres along the Arkansas River southwest of Winfield in Cowley County, Kansas. This diverse property offers tillable farm ground, pasture most recently utilized as hay meadow, and trees. There is a long winding pond or slough in the central portion of the property, and the southeast corner of this land tract touches the Arkansas River. If you like Kansas Whitetail Deer or turkey hunting, this property offers a consistent population of both!

LEGAL DESCRIPTION: Surface Only: The Northeast Quarter of Section 30, Township 33 South, Range 3 East of the 6th P.M., Cowley County, Kansas, subject to public road

2022 REAL ESTATE TAXES: \$1,046.02

EARNEST MONEY: \$40,000



TRACT 2 PROPERTY DESCRIPTION:

80 acres of tillable farm ground between Rainbow Bend and Geuda Springs in Cowley County, Kansas. Most of the property consists of tillable farm ground, but there is a pocket of timber and some hedge rows mostly in the southeast corner of this tract.



LEGAL DESCRIPTION:

Surface only: The South Half of the Southeast Quarter of Section 19, Township 33 South, Range 3 East of the 6th P.M., Cowley County, Kansas, subject to public road

2022 REAL ESTATE TAXES: \$987.82

EARNEST MONEY: \$25,000



TRACT 3 PROPERTY DESCRIPTION:



250 acres of tillable farm ground and wildlife habitat close to the Arkansas River southwest of Winfield in Cowley County, Kansas.

LEGAL DESCRIPTION: Surface Only: 250+ acres in Sections 20 & 21, Township 33, Range 3 East of the 6th P.M., Cowley County, Kansas

2022 REAL ESTATE TAXES: TBD, taxed with additional land.

EARNEST MONEY: \$50,000

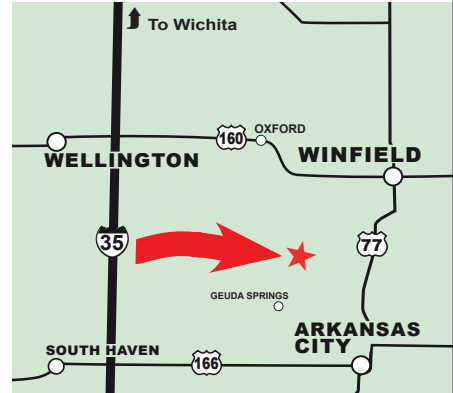
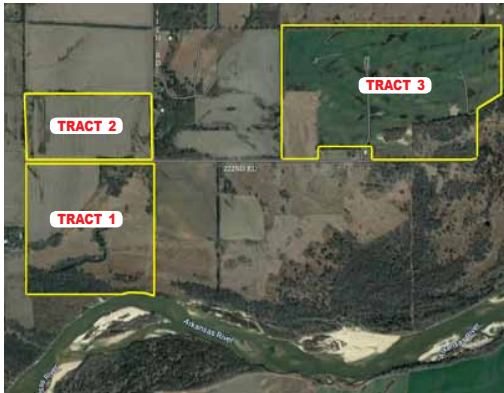
PROPERTY LOCATION: From Winfield, south 3 1/2 on HWY 77 to 202nd Rd., west 6 miles to 11th Rd., south 2 miles to Tracts 1 & 2. Tract 3 is 1/2 mile east of Tracts 1 & 2 on 222nd Rd.

MINERAL RIGHTS: All tracts will be selling surface rights only.

POSSESSION: Possession on all tracts will be at closing subject to tenants rights to harvest any wheat that is planted at the time of closing.



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 shall be between December 27th and December 29th, 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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