

148 ACRES OF TILLABLE FARM GROUND SOUTHWEST OF
SCOTT CITY IN SCOTT COUNTY, KANSAS

AUCTION

www.sundgren.com

Auction Closes Thursday, January 18, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on January 11 • Download the Sundgren Realty app today!



PROPERTY DESCRIPTION: 148 acres located southwest of Scott City in Scott County, Kansas. This property is 100% tillable, with all Class II and Class III soils. Approximately 57% of the property is Richfield Silt Loam soil, 0 to 1 percent slope, and the balance of the property is Ulysses Silt Loam and mostly all also 0 to 1 percent slope. If you are looking to expand your existing farm operation or expand into agriculture, take a look at this opportunity to Invest In Land!

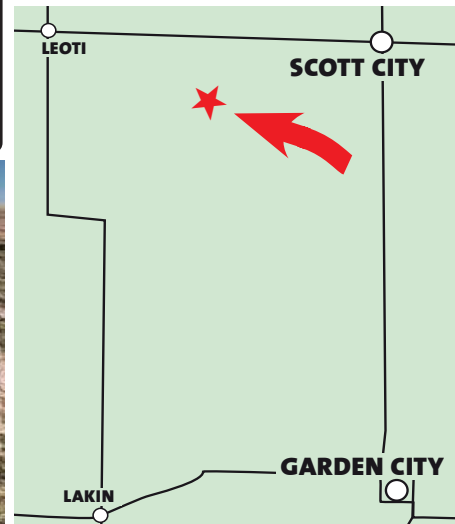
LEGAL DESCRIPTION: The Southwest Quarter of Section 18, Township 19 South, Range 34 West of the 6th P.M., Scott County, Kansas. Subject to public road.

LAND LOCATION: From Scott City, 11 miles west on HWY 96 to Wichita Scott Rd, 5½ miles south to the property.

2023 REAL ESTATE TAXES: \$1,153.98



TERMS: Bidding will close at 4:00 PM Central on Thursday January 18, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 148 plus a 10% buyers premium to arrive at the contract price. Earnest money is \$30,000 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 February 19, 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.



JOE SUNDGREN
BROKER
AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR AND AUCTIONEER
316-322-5391



SUNDGREN
REALTY Inc.

218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER
316-377-0013

PHILLIP SOLORIO
REALTOR
316-323-0218

BARRETT SIMON
AUCTIONEER AND REALTOR
316-452-1792