

72 ACRES AT SOUTH 143RD ST EAST AND EAST 39TH ST
SOUTH, SEDGWICK COUNTY, KANSAS

AUCTION

www.sundgren.com

Auction Closes Wednesday, January 31, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on January 24 • Download the Sundgren Realty app today!



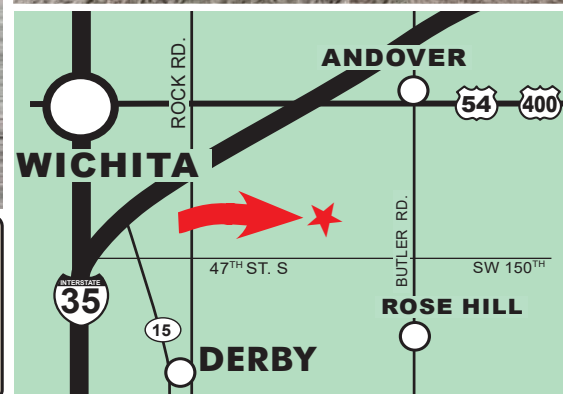
JANET M. HULL, SELLER

PROPERTY DESCRIPTION: Southeast Wichita, Kansas land for sale! This 72+- acres is currently utilized as tillable farm ground and will be selling free and clear of any leases. There is a pocket of trees in the center portion of the property, and hedge rows on at least a portion of the west, south, and east boundaries. This Sedgwick County land presents an excellent opportunity to purchase property with agriculture income within the future path of development! Invest In Land!

LEGAL DESCRIPTION: Part of The North Half of the Northwest Quarter of Section 13, Township 28 South, Range 2 East of the Sixth Principal Meridian, in Sedgwick County, Kansas. Long exact legal description reflected in the real estate purchase contract.

LAND LOCATION:
The southeast corner of South 143 St East and East 39th St South.

2023 REAL ESTATE TAXES: \$494.61



TERMS: Bidding will close at 4:00 PM Central on Wednesday January 31, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 72 plus a 10% buyers premium to arrive at the contract price. Earnest money is \$50,000 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 March 4, 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.

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