

PATTERSON KANSAS DUCK MARSH – 160 ACRES,
NORTH OF MOUNT HOPE IN HARVEY COUNTY,
KANSAS

AUCTION

www.sundgren.com

Auction Closes Thursday, January 11, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on January 2 • Download the Sundgren Realty app today!



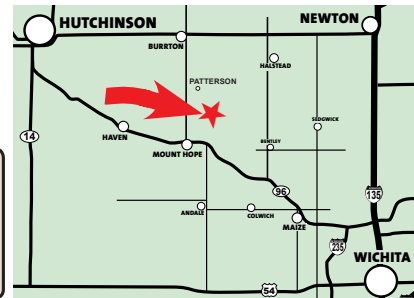
PROPERTY DESCRIPTION: 160+- acres located north of Mount Hope in Harvey County, Kansas featuring 8+- acres of irrigated marsh. In addition to migratory birds such as ducks, geese and turtle doves calling this property home on a seasonal basis, there is a good population of upland game birds such as pheasants and quail PLUS Kansas whitetail deer on the property year-round. If you are a waterfowl enthusiast, this is a unique opportunity to purchase an established irrigated marsh habitat in the North American Central Flyway and Kansas Low Plains Late Zone. Smart weed and other waterfowl favored vegetation and roost cover is naturally occurring throughout the marsh and surrounding low lying area. If you are looking for turnkey, this marsh is ready to hunt with (3) 2-occupant pit blinds, (1) 3-occupant pit blind, and an additional shallow pit to reduce the height of an above ground blind. Plenty of cover plants, shrubs and grasses surround the marsh to aid in "bruising in" your blinds and/or provide concealment for above ground hunting. An irrigation well is located on the property with a 6" waterline to the marsh for bottom filling. Water rights transfer with the property. The grade of the marsh varies to allow for numerous feeding depths. Depths of over 1' can be obtained while still allowing areas in the 6" to 8" range for a mixed variety of birds. An old abandoned railroad track angles through the southwest corner of the property, offering habitat and a common traffic way for wildlife. While the irrigated marsh is the main water feature on the property, there is also a natural marsh marsh in the southwest corner of the property and several other areas that water is common and could offer additional waterfowl habitat development. Like new steel post and 5 strand barbed wire is in place offering the opportunity for summer livestock grazing. This truly is a unique opportunity to purchase such a diverse property in Central Kansas...take advantage of this opportunity to Invest In Kansas Land!

LEGAL DESCRIPTION: The Southwest Quarter (SW/4) of Section Twenty-six (26), Township Twenty-four (24) South, Range Three (3) West of the 6th P.M., Harvey County, Kansas.

LAND LOCATION: From HWY 96 at Mount Hope, north on 279th St West 2½ miles to SW 125th, east 2 miles to Sand Hill Rd, north 1 mile to the property.



2023 REAL ESTATE TAXES: \$762.23



TERMS: It will be your bid times 160 to arrive at the contract price. No Buyers Premium. 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 February 12, 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 and Seller confirmation. 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.

JOE SUNDGREN
BROKER
AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR AND AUCTIONEER
316-322-5391



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