

76 ACRES, LARGE POND, TIMBER & FLINT HILLS PASTURE –  
GREENWOOD COUNTY, KS

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Auction Closes Wednesday, February 21, 2024 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will begin on February 14 • Download the Sundgren Realty app today!



**PROPERTY DESCRIPTION:** 76+- taxable acres (80 deeded acres) east of Eureka in the Flint Hills of Greenwood County, Kansas near Neal. There is a large pond on the property that provides water for livestock, waterfowl, and fishing. Additional water is a small creek that runs through the center of the property from north to south. Perimeter fences are in excellent condition, and there is a cross fence towards the center of the property allowing dual use as hay meadow on the west portion and livestock grazing or wildlife habitat on the east portion. A set of livestock pens is located in the southwest corner of the property. Access is provided by blacktop HWY 54 running along the entire south boundary. Rolling terrain offers scenic elevation changes characteristic to the area. Take a look at this diverse opportunity to Invest In Land!

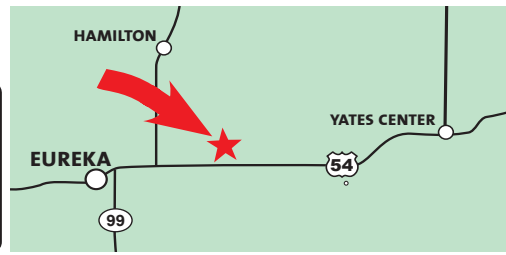
**LEGAL DESCRIPTION:** The South Half of the Southeast Quarter (S2 SE4) of Section 26, Township 25 South, Range 12 East of the 6th P.M., Greenwood County, Less Right-of-way.

**LAND LOCATION:** Approximately 12 miles east of Eureka on HWY 54.

**2023 REAL ESTATE TAXES:** \$353.76



**TERMS:** Bidding will close at 4:00 PM Central on Wednesday February 21, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 76 plus a 10% buyers premium to arrive at the contract price. Earnest money is \$20,000 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 22, 2024. Closing fee and title insurance fee will be split 50/50 between Seller and Buyer. Selling subject to assessments, 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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