

113 ACRES, FALL RIVER, TILLABLE BOTTOM GROUND & TREES  
NEAR NEW ALBANY IN WILSON COUNTY, KANSAS

# AUCTION

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

**Auction Closes Thursday, February 8, 2024 — 4:00 P.M.**  
**ONLINE ONLY AUCTION**

Bidding will begin on February 1 • Download the Sundgren Realty app today!



**MILTON J. TINDLE, SELLER**

**AUCTIONEER'S NOTE:** Two unique opportunities to Invest In Land along Fall River south of New Albany in Wilson County, Kansas!

**TRACT 1: PROPERTY DESCRIPTION:** 53+- acres, fertile tillable bottom land, Fall River frontage and trees, south of New Albany in Wilson County, Kansas. 48.72+- acres actual tillable. This high quality farm ground is all Class II soils, and over 92% Verdigris silt loam 0 to 1 percent slope. Township gravel road borders the south and east boundaries, while the center of the Fall River makes up a large portion of the west boundary.



**TRACT 1: LEGAL DESCRIPTION:** Beginning at the Northeast corner of the Northeast Quarter (NE/4) of Section 2, Township 29, Range 13, thence running South 1920.1 feet, thence West 2091.2 feet to the state road (now vacated); thence running northeasterly along the said road to a point which is 1511.2 feet west of the east line of said Section 2, thence North to Fall River, thence Northeasterly along said Fall River to Northline of said Section 2; thence East to point of beginning, Wilson County, Kansas.

**2023 REAL ESTATE TAXES:** \$890.18



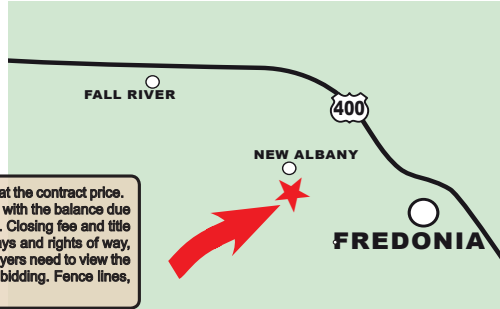
**TRACT 2: PROPERTY DESCRIPTION:** 60+- acres, secluded fertile all class II soils, Fall River frontage and trees, south of New



Albany in Wilson County, Kansas. 45.98+- acres actual tillable. Tract 2 offers another excellent opportunity to purchase some of the finest Fall River tillable bottom ground in Kansas. Access is a path from the township road south of the property through a neighboring property. Over 1 mile of the Fall River borders the property along the west, north, and east boundaries of the property offering a unique opportunity to purchase a lengthy stretch of fishing and recreation opportunities. The large bend in the river at this point offers fishing for channel catfish and flathead catfish, among other gamefish common in Kansas rivers and streams.

**TRACT 2: LEGAL DESCRIPTION:** Beginning at a point in the middle of Fall River about fifty-six (56) rods North of the southwest corner of the Southeast quarter (SE/4) of Section One (1), Township Twenty-nine South (29S), Range Thirteen East (13E), and running East one hundred twelve (112) rods to the middle of Fall River; thence in a Northeasterly, Northwesterly and Southwesterly direction up the middle of Fall River two hundred (200) rods, more or less to the place of beginning, Wilson County, Kansas.

**2023 REAL ESTATE TAXES:** \$762.28



**TERMS:** This land will be selling by the acre, your bid times the number of acres specified above to arrive at the contract price. There is no Buyers Premium. Earnest money is \$25,000 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 on or before March 11, 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, inspections, or appraisal. 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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