

922+- Acres Chase County, KS Flint Hills Ranch
Near Matfield Green

AUCTION

www.sundgren.com

Friday, February 9, 2024 • 2:00 P.M.

AUCTION LOCATION: Cottonwood Falls Community Building
1715 210TH Rd., Cottonwood Falls, KS 66845 (Swope Park)
TORADO VENTURES, INC., SELLER

TRACT 1 PROPERTY DESCRIPTION:



TRACT 1: 604+- acres located between Matfield Green and Wonsevu in the Flint Hills of Chase County, Kansas. Water is provided by 2 large ponds, 2 smaller ponds, and a creek. There is a windmill towards the northwest portion of the property that is not functional, but could possibly be an additional water source. This tract is cross fenced into two separate grazing units. Livestock pens are located in the southwest corner of the property. The terrain is typical of the area, with gently rolling hills and large elevation changes that transition into more level areas. Fences vary from above average to excellent. Take a look at the excellent opportunity to Invest In Land!

LEGAL DESCRIPTION: The East Half, the South Half of the North Half of the Southwest Quarter and the South Half of the Southwest Quarter all in Section 5, Township 22 South, Range 7 East of the 6th P.M., Chase County, Kansas AND The Northwest Quarter of Section 4, Township 22 South, Range 7 East of the 6th P.M., Chase County, Kansas.

2023 REAL

ESTATE TAXES:

\$2,251.76

EARNEST MONEY:

\$100,000



TRACT 2 PROPERTY DESCRIPTION:

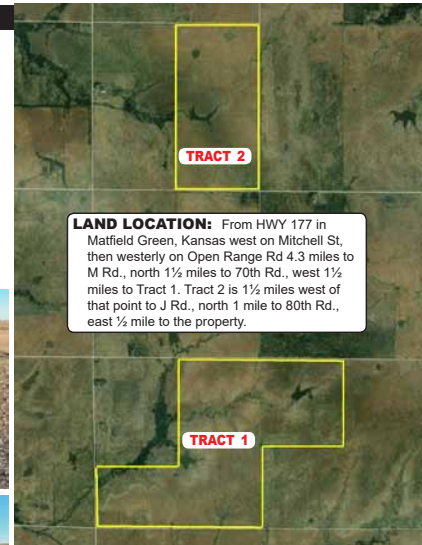
TRACT 2: 318+- acres located west of Matfield Green in the Flint Hills of Chase County, Kansas. Just 1 mile north of Tract 1, this property offers another great opportunity to Invest In Land! Water is provided by 3 sizable ponds ideally located in the center and north end of the property. The terrain is gently rolling throughout. Fences are above average. There are two older windmills on the property that are not currently operational, but could be additional water sources in the future.

LEGAL DESCRIPTION: The East Half of Section 29, Township 21 South, Range 7 East of the 6th P.M., Chase County, Kansas.

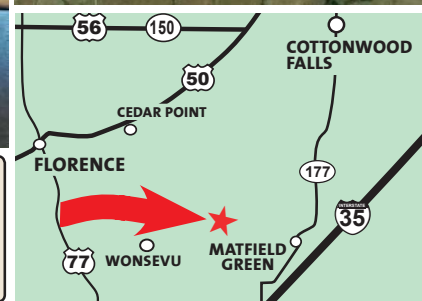
2023 REAL ESTATE TAXES: \$1,010.12 **EARNEST MONEY:** \$50,000



**ONLINE BIDDING IS AVAILABLE
FOR THIS AUCTION
INFORMATION AT SUNDGREN.COM**



LAND LOCATION: From HWY 177 in Matfield Green, Kansas west on Mitchell St, then westerly on Open Range Rd 4.3 miles to M Rd., north 1 1/2 miles to 70th Rd., west 1 1/2 miles to Tract 1. Tract 2 is 1 1/2 miles west of that point to J Rd., north 1 mile to 80th Rd., east 1/2 mile to the property.



TERMS: Each tract will sell by the acre, your bid times the number of acres to arrive at the contract price. There is no Buyers Premium. Earnest money is specified above 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. All announcements made the day of the auction take precedence over any other announcements or printed material.

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