


900+- ACRES, 5 TRACTS IN SUMNER COUNTY, KANSAS  
NEAR CLEARWATER AND CONWAY SPRINGS

# AUCTION

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

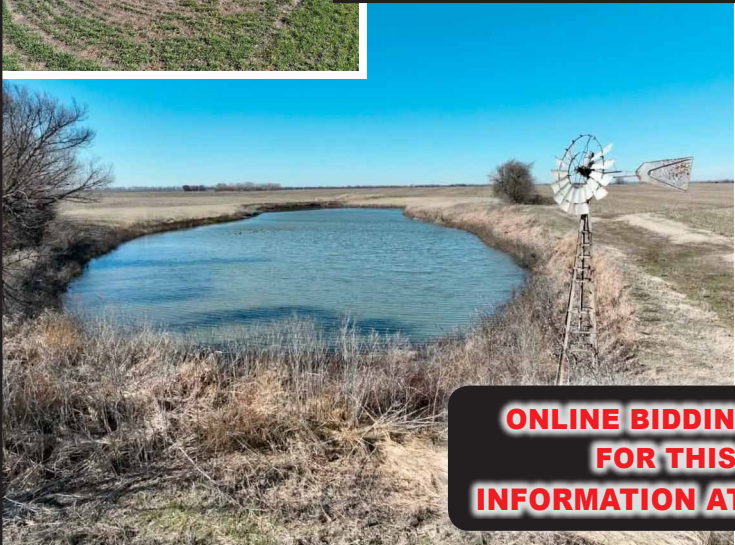
**Saturday, April 6, 2024 • 10:00 A.M.**

**AUCTION LOCATION: United Methodist Church**  
411 S. 8th, Conway Springs, KS 67031  
GEORGE L. ERKER LIVING TRUST, SELLER

**SUNDGREN**  
REALTY Inc.

900 ACRES, 5 TRACTS  
SUMNER COUNTY, KANSAS



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

**JOE SUNDGREN**  
BROKER  
AND AUCTIONEER  
**316-377-7112**

**RICK REMSBERG**  
REALTOR AND AUCTIONEER  
**316-322-5391**



**SUNDGREN**  
REALTY Inc.

218 East Central Ave, El Dorado, KS 67042  
LAND BROKERS • [www.sundgren.com](http://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**

## TRACT 1

### 68.9 Acres, Tillable Farm Ground West of Conway Springs, Kansas

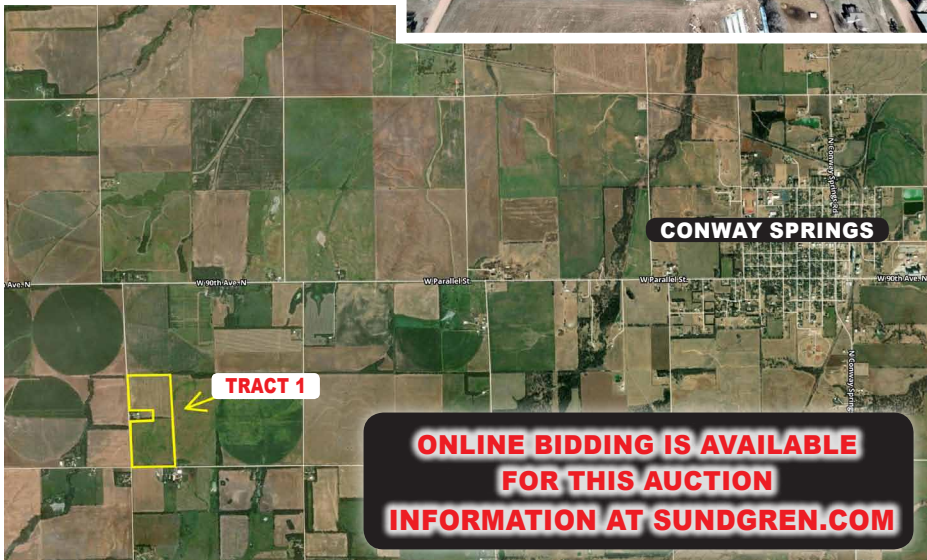
**TRACT 1 PROPERTY DESCRIPTION:** 68.9 acres located west of Conway Springs in Sumner County, Kansas. Access to the property is excellent, just 1/2 mile from blacktop. Possession of Tract 1 will be at closing subject to the wheat harvest on the south half of the property. The buyer shall receive the landowners cash rent on that growing wheat crop.

**LEGAL DESCRIPTION:** West Half of Southwest Quarter of Section 1, Township 31 South, Range 4 West of the 6th P.M., Sumner County, Kansas EXCEPT a tract commencing at the West Quarter corner of Section 1, Township 31 South, Range 4 West of the 6th P.M. in Sumner County, Kansas, Thence South along the West line of said Section 1 and on an assumed bearing of South 00 degrees 00 minutes 00 seconds East a distance of 968.00 feet to the Point of Beginning; Thence Southerly on a bearing of South 88 degrees 49 minutes 26 seconds East a distance of 685.00 feet to a point; Thence Southerly on a bearing of South 00 degrees 00 minutes 00 seconds East a distance of 318.00 feet to a point; Thence Westerly on a bearing of North 88 degrees 49 minutes 26 seconds West a distance of 685.00 feet to a point on the West line of said Section 1; Thence North along said West line and on a bearing of North 00 degrees 00 minutes 00 seconds West a distance of 318.00 feet to the Point of Beginning.

**LAND LOCATION:** From Conway Springs, west on 90th 3½ miles to Morris Rd, south ½ mile to the property.

**2023 REAL ESTATE TAXES:** \$585.06 **EARNEST MONEY:** \$25,000

**TERMS:** It will be 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 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 May 6, 2024. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, 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.



## TRACT 2

### 227.2 Acres South of Clearwater, Sumner County, Kansas

**TRACT 2 PROPERTY DESCRIPTION:** 227.2 acres south of Clearwater in Sumner County, Kansas. This property is essentially 100% tillable farm ground currently planted to wheat. Possession of



Tract 2 will be at closing subject to the wheat harvest. The Buyer shall receive 1/3 of the growing wheat crop and be responsible for 1/3 of any chemical or fertilizer expenses. This truly is a turnkey tract of tillable farm ground ready for you to Invest In Land!

**LEGAL DESCRIPTION:** Northeast Quarter and the North Half of the Southeast Quarter of Section 25, Township 30 South, Range 2 West of the 6th P.M., Sumner County, Kansas.

**LAND LOCATION:** From Clearwater, south on Clearwater Rd 7 miles to 100th Ave, 2 miles east to Drury Rd., north ¼ mile to the property.

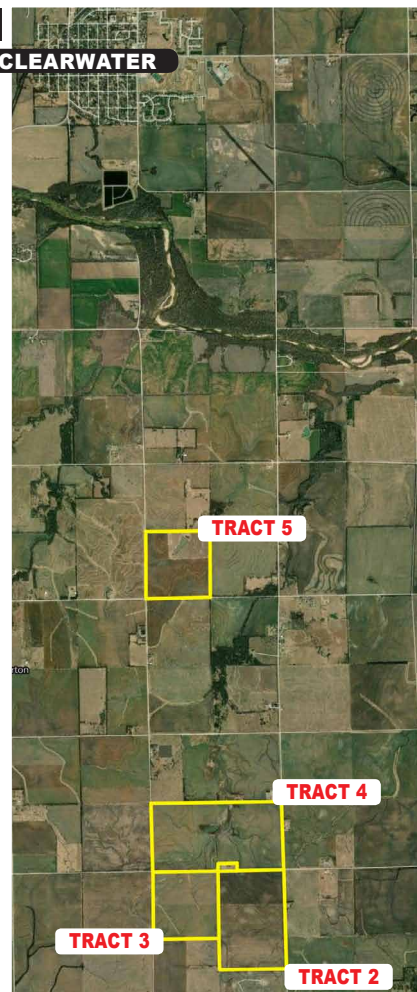
**2023 REAL ESTATE TAXES:** \$1,008.54

**EARNEST MONEY:** \$75,000

**TERMS:** It will be your bid times the number of acres specified above to arrive at the contract price. There is no Buyers Premium. Earnest money is \$75,000 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 May 6, 2024. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, 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.



## CLEARWATER



## TRACT 3

### 152.7 Acres, Tillable Farm Ground South of Clearwater, Kansas

**TRACT 3 PROPERTY DESCRIPTION:** 152.7 acres south of Clearwater in Sumner County, Kansas. Access to Tract 3 is provided by 110th Ave along the north boundary, and Perth Rd along the west boundary. Possession of Tract 3 will be at closing subject to the growing wheat harvest. The Buyer shall receive 1/3 of the growing wheat crop and be responsible for 1/3 of the chemical and fertilizer expenses. Located just 1 mile from blacktop to the west and 1½ miles from blacktop to the south! This is a great standalone tract or an opportunity to put together a farm with tracts 2 and 4! Invest In Land!

**LEGAL DESCRIPTION:** Northwest Quarter of Section 25, Township 30 South, Range 2 West of the 6th P.M., Sumner County, Kansas.

**LAND LOCATION:** From Clearwater, south on Clearwater Rd 7 miles to 110th Ave, 1 mile east to the property.



**2023 REAL ESTATE TAXES:** \$808.00

**EARNEST MONEY:** \$50,000

**TERMS:** It will be your bid times the number of acres specified above to arrive at the contract price. There is 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 May 6, 2024. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, 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.

## TRACT 4

### 299.7 Acres South of Clearwater in Sumner County, Kansas

**TRACT 4 PROPERTY DESCRIPTION:** 299.7 acres south of Clearwater in Sumner County, Kansas. Access is provided by Perth Rd along the west, 110th Ave along the south, and Drury Rd along the east. While a majority of the property is wheat, there are two nice ponds and some tree rows located near the center of the property offering some hunting/fishing/recreation value. Possession of the property will be at closing subject to the growing wheat harvest. The buyer shall receive the landowners share of the growing wheat crop and be responsible for 1/3 of the fertilizer and chemical expenses. Another great opportunity to Invest In Land!

**LEGAL DESCRIPTION:** The South Half of Section 24, Township 30 South, Range 2 West of the 6th P.M., Sumner County, Kansas, EXCEPT a tract beginning at the Southwest corner of the Southeast Quarter of Section 24, Township 30 South, Range 2 West of the 6th P.M., Sumner County, Kansas, thence North 89 deg. 04 min. 30 sec. East (assumed) along the South line of said Quarter Section, 810.50 feet, thence North 1 deg. 42 min. 48 sec. West, 269 feet, thence South 89 deg. 04 min. 30 sec. West, 810.50 feet to the West line of said Quarter Section, thence South 1 deg. 42 min. 48 sec. East, along the West line of said Quarter Section, 269 feet to the point of beginning.

**LAND LOCATION:** From Clearwater, south on Clearwater Rd 5 miles to 120th Ave, 1 mile east to Perth Rd., south ½ mile to the property.

**2023 REAL ESTATE TAXES:** \$1,977.50 **EARNEST MONEY:** \$75,000

**TERMS:** It will be your bid times the number of acres specified above to arrive at the contract price. There is no Buyers Premium. Earnest money is \$75,000 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 May 6, 2024. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, 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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**TRACT 5**

**150.5 Acres Sumner County, Kansas Land South of Clearwater**

**TRACT 5 PROPERTY DESCRIPTION:** 150.5 acres south of Clearwater in Sumner County, Kansas. This diverse tract of land is primarily tillable farm ground with approximately 38 acres of pasture with a large pond in the northeast corner of the property. Possession of Tract 5 will be at closing subject to the wheat crop harvest. The Buyer shall receive the landowners 1/3 of the growing wheat crop and be responsible for 1/3 of the fertilizer and chemical expenses. Waterfowl are frequently present on the pond that measures over 3 acres!

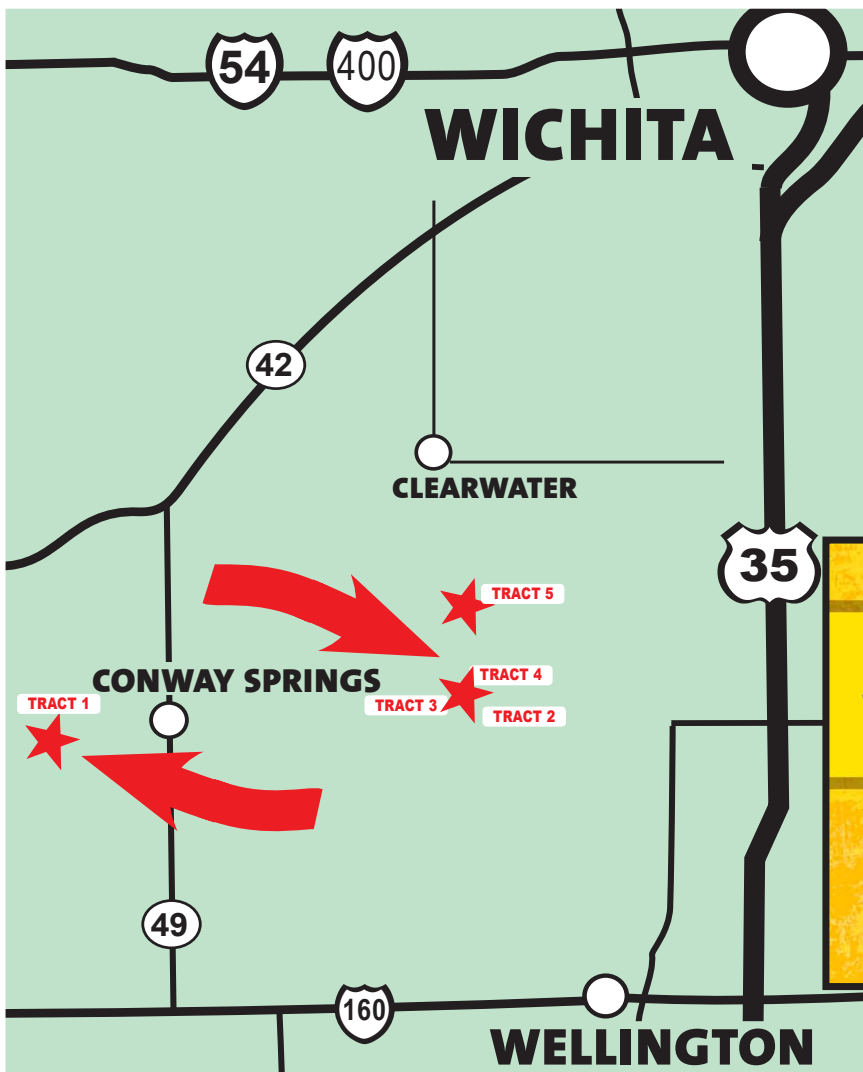
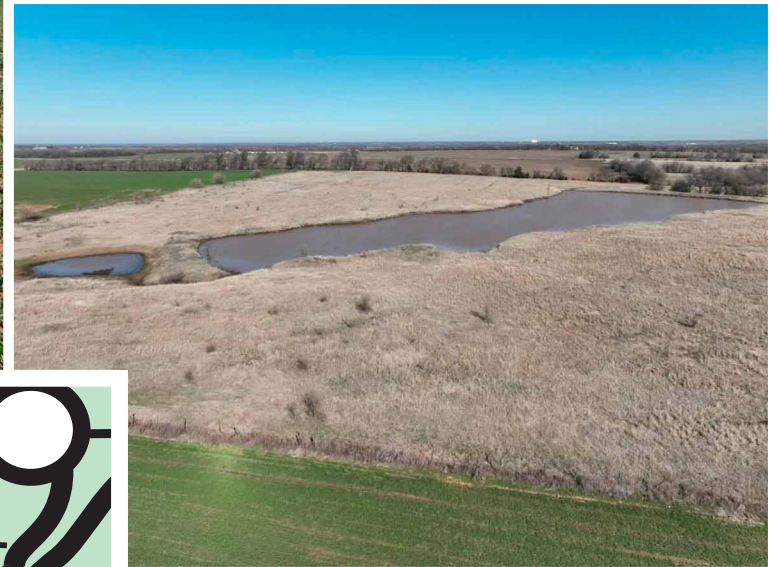

**TRACT 5 LEGAL DESCRIPTION:** Southwest Quarter of Section 12, Township 30 South, Range 2 West of the 6th P.M., Sumner County, Kansas.

**TRACT 5 LAND LOCATION:** From Clearwater, south on Clearwater Rd 4 miles to 130th Ave, 1 mile east to the property.

**2023 REAL ESTATE TAXES:** \$1,068.78

**EARNEST MONEY:** \$50,000

**TERMS:** It will be your bid times the number of acres specified above to arrive at the contract price. There is 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 May 6, 2024. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, 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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