

241.8 ACRES – (2) TRACTS LAND AUCTION BETWEEN
MULVANE & UDALL, KANSAS

AUCTION

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Wednesday, May 22, 2024 • 6:00 P.M.

**AUCTION LOCATION: Udall Community Building, 102 E. 1st, Udall, KS
LEON C. FRITZLER REVOCABLE TRUST, SELLER**

**AUCTIONEERS NOTE: Diverse land offering between Mulvane and Udall
with a combination of tillable farm ground, pasture, trees, pond & utilities available!**

TRACT 1

PROPERTY DESCRIPTION: 153.8 of mostly all tillable farm ground between Mulvane and Udall in Sumner County, Kansas. There is a 3" or 4" rural water line running all along the south boundary of this property, offering the potential opportunity for some future rural development. Access is provided by good township gravel roads along the west and south boundaries, less than 1/2 mile from blacktop HWY 15. While this tract has a strong agricultural influence, it also possesses some bonus recreational value with Kansas whitetail deer, turkeys, quail and waterfowl such as geese often present on the property.

LEGAL DESCRIPTION: The Southwest Quarter of Section 24, Township 30 South, Range 2 East of the 6th P.M., Sumner County, Kansas, all lying South and West of the B.N.S.F. Railroad Right of way.



TRACT 2

PROPERTY DESCRIPTION: 88 acres of diverse land located on the Sumner/Cowley County line southeast of Mulvane. Features include native pasture, trees and brush and a pond. Over 1/3 mile of Antelope Creek runs through the property. There is a 3" or 4" rural water line running all along the south boundary of the property. With that water line and an electric line also present, this property is an excellent candidate for a future home building site. Regardless of your choice between a cabin, traditional home, or barn home, this setting offers a large number of desirable characteristics that you will be able to enjoy for years to come! Towards the east central portion of property there is an old railroad box car and some old pens and structure that could be repurposed however you choose. Antelope Creek is

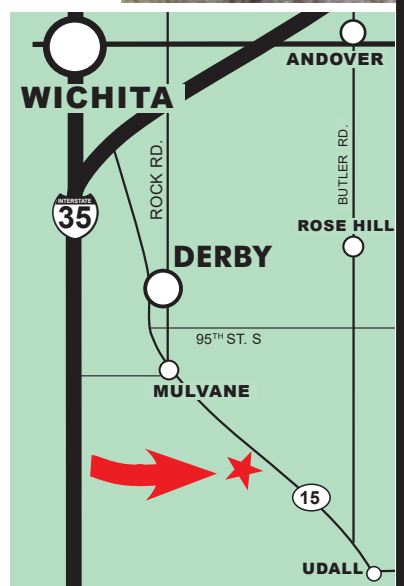
a natural traffic way for wildlife that includes Kansas Whitetail Deer and Turkeys. Excellent opportunity to Invest In Land!

LEGAL DESCRIPTION: The Southeast Quarter of Section 24, Township 30 South, Range 2 East of the 6th P.M., Sumner County, Kansas, all lying South and West of the B.N.S.F. Railroad Right of Way, EXCEPT that part described as: Commencing at the Southwest corner of said Southeast Quarter; thence N02°20'46"W, along the West line of said Southeast Quarter, 285.75 feet to the Point of Beginning; thence S89°05'58"E, parallel with the south line of said Southeast Quarter 825.30 feet; thence N02°59'49"W, 1380.14 feet; thence N02°17'50"W, 643.39 feet to the South line of the B.N.S.F. Railroad Right of way; thence N72°57'30"W, along said Right of way line, 857.47 feet to a point on the West line of said Southeast Quarter; thence S02°20'46"E, along said West line, 2261.34 feet to the Point of Beginning.

LAND LOCATION: From Mulvane, 4.3 miles southeast on HWY 15 to Oxford Rd, south 4/10 of the mile to Tract 1. Tract 2 is beside Tract 1 to the east.

EARNEST MONEY: Tract 1: \$50,000 Tract 2: \$35,000

TERMS: It will be your bid times the number of acres specified above to arrive at the contract price for each tract. There is no Buyers Premium. Earnest money specified above for each tract is 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 June 24, 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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