

231 ACRES TILLABLE ON THE RICE/MCPHERSON  
COUNTY KANSAS LINE

# AUCTION

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**Tuesday, May 14, 2024 • 6:00 P.M.**

**AUCTION LOCATION:** Little River Senior Center, 220 Main St., Little River, KS 67457  
3PEAKS ENTERPRISES, SELLER



**PROPERTY DESCRIPTION:** 231 acres near Windom, Kansas on the Rice/McPherson County line currently planted to wheat. Access all along the south boundary is blacktop HWY 56. There is a township road all along the west and east boundaries. The property is currently planted to wheat. There is an oil well on the property that the operator intends to have producing at some point in the near future. Mineral rights will transfer with the property to the Buyer at closing. Take a look at this excellent opportunity to Invest In Land!

**LEGAL DESCRIPTION:** The East Half of the Southwest Quarter (E/2 SW/4) and the Southeast Quarter (SE/4) of Section 24, Township 19 South, Range 6 West of the 6th Principal Meridian, Rice County, Kansas.

**LAND LOCATION:** From Windom, KS ½ mile west on HWY 56. Windom, KS is located between McPherson and Little River.

**EARNEST MONEY:** \$65,000

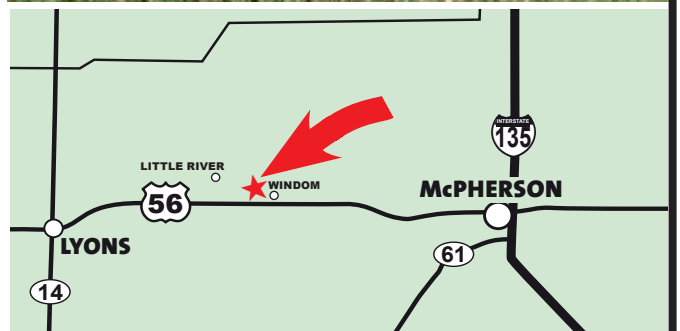
**2023 REAL ESTATE TAXES:** \$3,666.16



**ONLINE BIDDING IS AVAILABLE  
FOR THIS AUCTION  
INFORMATION AT [SUNDGREN.COM](http://SUNDGREN.COM)**



**TERMS:** It will be your bid times 231 plus a 10% buyers premium to arrive at the contract price. Earnest money is \$65,000 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 June 14, 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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