

110+- ACRES TILLABLE NEAR BENTLEY
IN SEDGWICK COUNTY, KANSAS

AUCTION

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Auction Closes Thursday, June 6, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on May 30 • Download the Sundgren Realty app today!

THE CHARLENE BOERGER REVOCABLE TRUST, SELLER



PROPERTY DESCRIPTION: 110+- acres just northeast of Bentley in Sedgwick County, Kansas. This land tract is 100% tillable farm ground and 100% Class II soils. Access along the east boundary is blacktop 135th St West, and the access along the north boundary is township road 117th St North. Excellent opportunity to begin or expand your farming operation in northwest Sedgwick County, Kansas. Invest In Land!

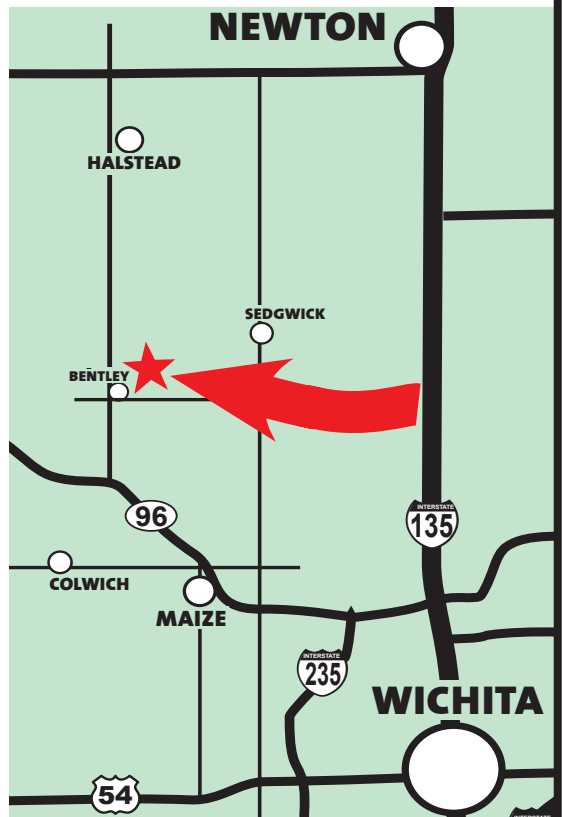
LEGAL DESCRIPTION:

The East 3/4 of the Northeast Quarter of Section 11, Township 25 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 458.34 feet of the East 665.30 feet thereof.

LAND LOCATION:

From Bentley, 1/2 mile east on 109th St North, north 1/2 mile on 135th St West to the property.

2023 REAL ESTATE TAXES: \$944.69



TERMS: Bidding will close at 4:00 PM Central on Thursday June 6, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 110 plus a 10% buyers premium to arrive at the contract price. 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 July 8, 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. This property is not selling subject to financing or inspections. 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.

JOE SUNDGREN
BROKER
AND AUCTIONEER
316-321-7112

RICK REMSBERG
REALTOR AND AUCTIONEER
316-322-5391



218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • 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