



SUNDGREN REALTY

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244 ACRES NEAR WHITEWATER,
KANSAS SELLING IN 4 TRACTS

AUCTION

www.sundgren.com

Tuesday, June 11, 2024 at 6:00 P.M.

AUCTION LOCATION: American Legion
108 E. Topeka, Whitewater, KS 67154

THE ROSS AND EMMA MAE LITTON LIVING TRUST, SELLER

AUCTIONEERS NOTE: These 4 land tracts in Harvey County, Kansas consist of an exciting combination of tillable farm ground, pasture, trees, creeks, ponds, recreation and improvements!
EXCELLENT OPPORTUNITY TO INVEST IN LAND!



 **SUNDGREN**
REALTY, INC.

244 ACRES, 4 TRACTS
WHITEWATER, KANSAS



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TRACT 1

PROPERTY ADDRESS: 5705 Annelly Rd, Whitewater, KS 67154

PROPERTY DESCRIPTION: Beautiful partial brick ranch style home on 25+- acres located in Harvey County, Kansas just northwest of Whitewater. Built in 1984, the house has 3 bedrooms on the main level with a huge full basement offering the opportunity for additional bedrooms. The house has 2 full bathrooms. Total finished living area on the main level is 2040 square feet. Buildings include a 90' x 66' farm utility building and a 47' x 38' barn. The house is on rural water, electric, and a lagoon. Land amenities include 5+- acres of tillable farm ground currently planted to wheat, 6+- acres of native pasture hay meadow, and the balance is creek and trees! What an excellent opportunity to own a quality rural residence and land in a beautiful secluded location less than 2 miles from blacktop and less than 10 minutes from I-135 between Newton and Wichita.

EARNEST MONEY: \$50,000

PROPERTY LOCATION: From Whitewater, 3 miles west on HWY 196 to East Lake Rd, north 1/8 mile to 60th St, east 1/4 mile to Annually Rd, north 1/8 mile to the property.

OPEN HOUSE DATES:
SUNDAY, JUNE 2 — 1PM TO 3PM
MONDAY, JUNE 10 — 4PM TO 6PM



TRACT 2

PROPERTY DESCRIPTION: 66+- acres located northwest of Whitewater in Harvey County, Kansas. This tract consists of mostly tillable farm ground, with some trees and creek in the northwest corner of the property. Access is provided by East Lake Rd along the northwest corner, Annelly Rd, and 57th St.

EARNEST MONEY: \$50,000

PROPERTY LOCATION: From Whitewater, 3 miles west on HWY 196 to East Lake Rd, north 1/8 mile to 60th St, east 1/4 mile to Annually Rd, north 1/8 mile to 57th St, east to the property.



TRACT 3

PROPERTY DESCRIPTION: 28+- acres located northwest of Whitewater in Harvey County, Kansas. This tract consists of tillable farm ground, creek and trees. It is extremely rare to find a tract of land this size in rural Harvey County with so much to offer! Potential uses include farming, hunting, or just enjoying the outdoors PLUS the opportunity to build a cabin, barn home, or rural residence! Excellent opportunity to Invest In Land!

EARNEST MONEY: \$25,000

PROPERTY LOCATION: From Whitewater, 3 miles west on HWY 196 to East Lake Rd, north 1 mile to the property.



TRACT 4

PROPERTY DESCRIPTION: 125+- acres located west of Whitewater in Harvey County, Kansas. This tract is a combination of tillable farm ground, pasture, creek and pond with blacktop access along the north boundary and township gravel road along the east.

LEGAL DESCRIPTION: 125+- acres in the NE/4 Section 22, Township 24 South, Range 2 East of the 6th PM, Butler County, Kansas. Long exact legal available on the real estate purchase contract and preliminary title search report.

EARNEST MONEY: \$50,000

PROPERTY LOCATION: West of Whitewater 2 1/8 miles on HWY 196.



TERMS: Tract 1 will be selling total dollars, Tracts 2, 3, and 4 will be selling your bid times the number of acres specified above to arrive at the contract price. There is no Buyers Premium. Earnest money is also specified above and due at the conclusion of the Auction with the balance due upon Seller's submission of merchantable title and closing. Closing date shall be on or before July 11, 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.