

80+- ACRES WILSON COUNTY, KANSAS
SOUTHWEST OF FREDONIA

AUCTION

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Auction Closes Tuesday, July 9, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on July 2 • Download the Sundgren Realty app today!

DEBORAH HARTNETT-JACOBSEN AND KEITH MARK JACOBSEN, SELLERS



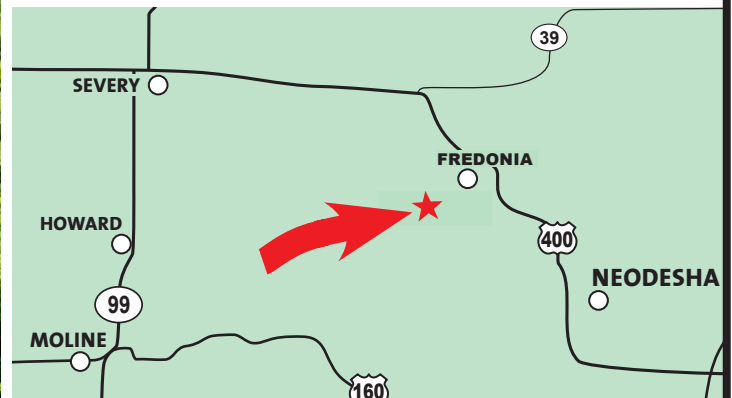
PROPERTY DESCRIPTION: 80+- acres southwest of Fredonia in Wilson County, Kansas. This diverse property offers an excellent combination of hunting/recreation and agriculture with utilities available. Features include rolling terrain and distinct elevation changes, 3 ponds, creek, pasture, heavy timber, and a functional set of livestock pens. Access is provided by township gravel road along the south and west boundary. This property has 80 deeded acres allowing a non-Kansas resident the opportunity to obtain a Kansas whitetail deer tag, which adds value regardless of where you live...and the deer are abundant! While walking the property recently numerous deer were viewed, including a nice big buck! Take a look at this excellent opportunity to Invest In Land!

LEGAL DESCRIPTION: South Half of the Southwest Quarter (S/2 SW/4), Section Nineteen (19), Township Twenty-nine (29) South, Range Fourteen (14) East of the Sixth Principal Meridian, Wilson County, Kansas.

LAND LOCATION: From Fredonia 2 miles south on Harper Rd to 900 Rd, 4½ miles west to the property.

2023 REAL ESTATE TAXES: Undetermined, currently taxed with an adjoining 40 acres for a total of \$794.12.

TERMS: Bidding will close at 4:00 PM Central on Tuesday July 9, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 80 plus a 10% buyers premium to arrive at the contract price. Earnest money is \$35,000 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 August 9, 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.



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