

60+- ACRES NORTHEAST OF SEDAN  
IN CHAUTAUQUA COUNTY, KANSAS

# AUCTION

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**Auction Closes Tuesday, July 30, 2024 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will begin on July 23 • Download the Sundgren Realty app today!

**MELODEE WOLFE, SELLER**



**PROPERTY DESCRIPTION:** 60+- acres located northeast of Sedan in Chautauqua County, Kansas. A main branch of Bachelor Creek enters the property from the north, coursing through the center of the property before exiting to the south. This crystal clear water creek is beaming with life that includes bass, bluegill, and other fish and minnows that thrive in these clean waters of the Kansas Chautauqua Hills. There

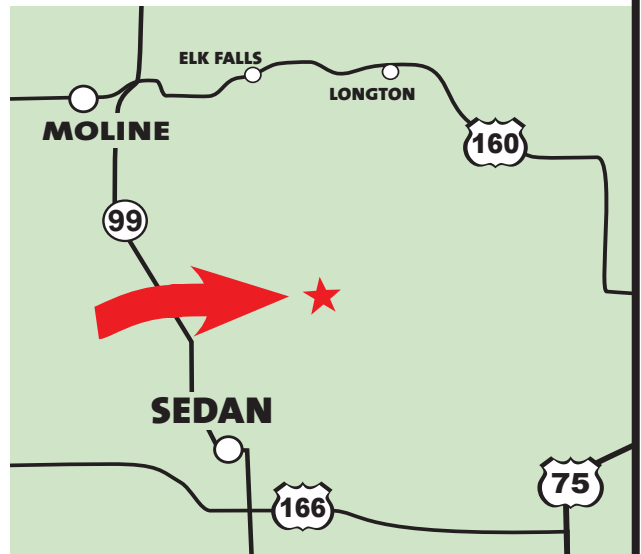
is a small pond located in a thick patch of timber at the northwest corner of the property. An old tin barn and two metal grain bins along the west boundary would make excellent repurposing materials for a new cabin or barn home on the property! A majority of the property is tillable farm ground that could be utilized for row-crop, brome, fescue, alfalfa or possibly CRP. Of the 47+- acres of tillable, over 70% of it is class I and class II soils. The balance of the property consists of trees along and around Bachelor Creek such as Walnut and Sycamore among others. There is a 4" rural water line along Road 23 to the west, and a 6" rural water line along Saddle Rd to the north. Excellent opportunity to Invest In Land!

**MINERAL RIGHTS:** The Seller does not own the mineral rights, so this property is selling surface rights only.

**LEGAL DESCRIPTION: SURFACE ONLY:** That part of the North Half of the Northwest Quarter of Section 29, Township 32 South, Range 12 East of the 6th PM, Chautauqua County, Kansas lying east of the centerline of Road 23.

**LAND LOCATION:** From HWY 99 northwest of Sedan, east/southeast on Quivira Rd approximately 6½ miles to Road 22, north approximately 1¼ miles to Quivira Rd, east 85/100 of a mile to Road 23, north 85/100 of a mile to the property.

**2023 REAL ESTATE TAXES:** \$589.11



**TERMS:** Bidding will close at 4:00 PM Central on Tuesday July 30, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 60 plus a 10% buyers premium to arrive at the contract price. Earnest money is \$25,000 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 30, 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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