

120+- ACRES ON THE CHAUTAUQUA & ELK COUNTY LINE NEAR MOLINE, KANSAS
- PREMIUM HUNTING & FISHING

AUCTION

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Auction Closes Wednesday, September 25, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on September 18 • Download the Sundgren Realty app today!



MARK AND PATRICIA MELTON, SELLERS

PROPERTY DESCRIPTION: 120+- acres located between Moline and Sedan on the Elk and Chautauqua County Kansas line. Features include a nice stocked clear water fishing pond, heavy timbered, brushy pasture, and abundant high quality Kansas whitetail deer. Fishing in the pond is tremendous, with several bass over 7 pounds caught just this year! There is a large food plot located southwest of the pond currently planted to soybeans with wheat drilled in, allowing a turnkey opportunity for the new Buyer to harvest a quality deer this fall. Just east of the food plot is a spring, offering an additional water source for wildlife. With a combination of thick heavy timber, scattered trees, different brush, grasses and plum thickets, this property offers the perfect variety of habitat to attract and hold abundant wildlife. Different grasses include eastern gamagrass, big bluestem, little bluestem, switchgrass, indian grass and many more. Access is provided by a good township gravel road along the north boundary, but there aren't any other roads bordering the property offering a secluded feeling as you work your way towards the

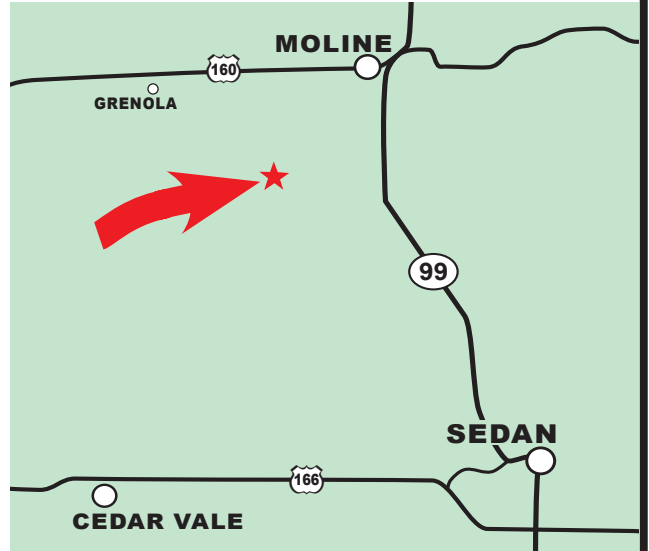
south end of the property. The terrain is gently rolling, with some significant elevation changes as you move to the east and south portions of the property. There are two nice new gates along the road boundary, and that entire north fence is new. In the northwest corner of the property there is approximately 15 acres of upland tillable currently unplanted. This location would make an excellent additional food plot for deer and birds such as dove and quail. Excellent opportunity to Invest In Land!



LEGAL DESCRIPTION: The West 120+- Acres of the North Half of Section 1, Township 32 South, Range 09 East of the 6th PM, Chautauqua County, Kansas.

2023 REAL ESTATE TAXES: Currently taxed with an adjoining property.

LAND LOCATION: From Moline 3 miles west on HWY 160 to Road 10, south 4 miles to Valley Rd. (Elk CQ Co Line), west 2/3 mile to the property OR from Moline 4 miles south on HWY 99 to Valley Rd., west 4 2/3 mile to the property.



TERMS: Bidding will be by the acre plus a 10% buyers premium to arrive at the contract price. Earnest money in the amount of \$35,000 for each tract is 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 October 25, 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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