

160+- ACRES IRRIGATED TILLABLE FARM GROUND

SEDGWICK COUNTY, KANSAS

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Tuesday, September 17, 2024 • 4:00 P.M.**

**AUCTION LOCATION:** American AgCredit, 4105 N. Ridge Rd, Wichita, KS 67205  
BLACK GRANDCHILDREN'S INHERITANCE TRUST, SELLER

## TRACT 1

Online Bidding Available



**PROPERTY DESCRIPTION:** 80+- acres of flood irrigated tillable farm ground near Bentley in Sedgwick County, Kansas. Water rights are included with a well located near the center of the west side of the property permitted for a diversion rate not in excess of 1,085 gallons per minute (2.42 c.f.s.) and in a quantity not to exceed 120 acre-feet per calendar year for irrigation. Over 99% of the property is Class I and Class II irrigated soils. The pump is run by propane. Access to the property is provided by township road all along the north boundary. Located within reasonable proximity to Bentley, Sedgwick, Maize, Colwich, Valley Center, and Wichita, this property offers an excellent opportunity to Invest in Land and Water!

**LEGAL DESCRIPTION:** The West half (W1/2) of the Northeast Quarter of Section 24, Township 25 South, Range 2W of the 6th P.M., Sedgwick County, Kansas.

**2023 REAL ESTATE TAXES:** \$1818.09



## TRACT 2



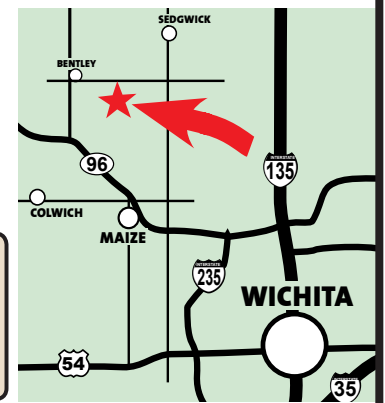
### PROPERTY DESCRIPTION:

80+- acres with center pivot irrigation and dryland tillable farm ground in Sedgwick County, Kansas near Bentley. The circular center pivot irrigation waters approximately 1/2 of the subject property. The water well is located just west of the center of the pivot, and is permitted at a diversion rate not to exceed 270 gallons per minute (0.60 c.f.s.) and in a quantity not to exceed 42 acre-feet per calendar year for irrigation. A buried electric line provides power to the irrigation unit. The subject property consists of Class I, Class II, and Class III irrigated and non-irrigated soils. Access is provided by township road along the south and east boundary. Again, water and location make this property another excellent opportunity to Invest In Land!

**LEGAL DESCRIPTION:** The East half (E/2) of the South half (S/2) of the South half (S/2) of the Southeast Quarter; The East half (E/2) of the North half (N/2) of the South half (S/2) of the Southeast Quarter; The South half (S/2) of the North half (N/2) of the Southeast Quarter ALL IN Section 13, Township 25 South, Range 2W of the 6th P.M., Sedgwick County, Kansas.

**2023 REAL ESTATE TAXES:** \$4,389.22  
(Includes additional adjoining acreage, a house, and buildings)

**LAND LOCATION:** From Bentley, 1/2 mile south on 151st St West to 101st St North, 1 1/2 miles east to the property.



**TERMS:** Bidding will be by the acre, your bid times the number of acres specified above for each tract plus a 10% buyers premium to arrive at the contract price. Earnest money in the amount of \$75,000 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 17, 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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REALTOR AND AUCTIONEER  
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