

146 ACRES BETWEEN BALDWIN CITY, WELLSVILLE & EDGERTON – DOUGLAS COUNTY, KANSAS

AUCTION

www.sundgren.com

Auction Closes Tuesday, October 29, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will open on October 21 • Download the Sundgren Realty app today!



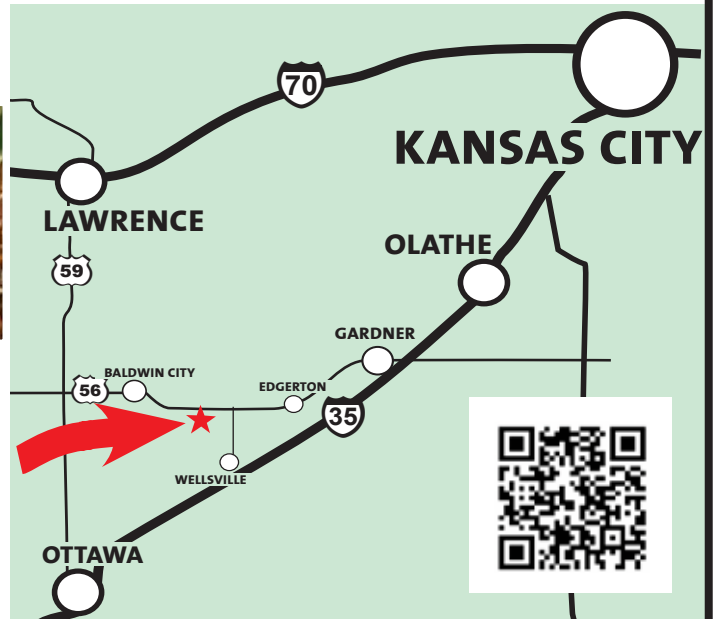
PATRICIA LENNING, SELLER

PROPERTY DESCRIPTION: 146+- of diverse land between Baldwin City, Wellsville, and Edgerton in Douglas County, Kansas. There are two ponds on the property, both over 1.5 acres. There is over 110 acres of productive soils utilized as tillable farm ground that was planted to corn in 2024. The balance of the property is cool season grass waterways and a nice pocket of trees in the southeast corner. Access is provided by HWY 56 all along the north boundary, and 2100 Rd along the west. Located just a short drive from Lawrence, Olathe and Kansas City, this property offers an excellent opportunity to purchase high quality land in a desirable location. Invest In Land!

LEGAL DESCRIPTION: The Northwest Quarter of Section 8, Township 15 South, Range 21 East of the 6th P.M., in Douglas County, Kansas, LESS AND EXCEPT the following: A tract commencing at the Southwest Corner of the Northwest Quarter of Section 8, Township 15 South, Range 21 East of the 6th Principal Meridian; thence North 1,337.17 Feet along the West Line of said Quarter Section to the Point of Beginning; thence North along the West Line of said Quarter Section 889.02 Feet; thence East, parallel to the South Line of said Quarter Section 493.47 Feet; thence South, parallel to the West Line of said Quarter Section 889.02 Feet; thence West, parallel to the South Line of said Quarter Section 493.47 Feet to the Point of Beginning, in Douglas County, Kansas

2023 REAL ESTATE TAXES: \$1,661.82

LAND LOCATION FROM WELLSVILLE: 3 miles north on K-33 HWY to HWY 56, west 1½ miles.



REAL ESTATE AUCTION TERMS: Bidding will be by the acre, your bid times 146 plus a 10% buyers premium to arrive at the contract price. Earnest money in the amount of \$100,000 is due at the conclusion of the auction with the balance due upon Sellers submission of merchantable title and closing. The successful high bidder will be required to sign the real estate purchase contract linked at sundgren.com, and be purchasing the property subject to the preliminary title search report also linked at sundgren.com. Closing date shall be on or before December 3, 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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