

473+- ACRES SELLING IN 4 TRACTS:
MONTGOMERY COUNTY KS LAND FOR SALE

AUCTION

www.sundgren.com

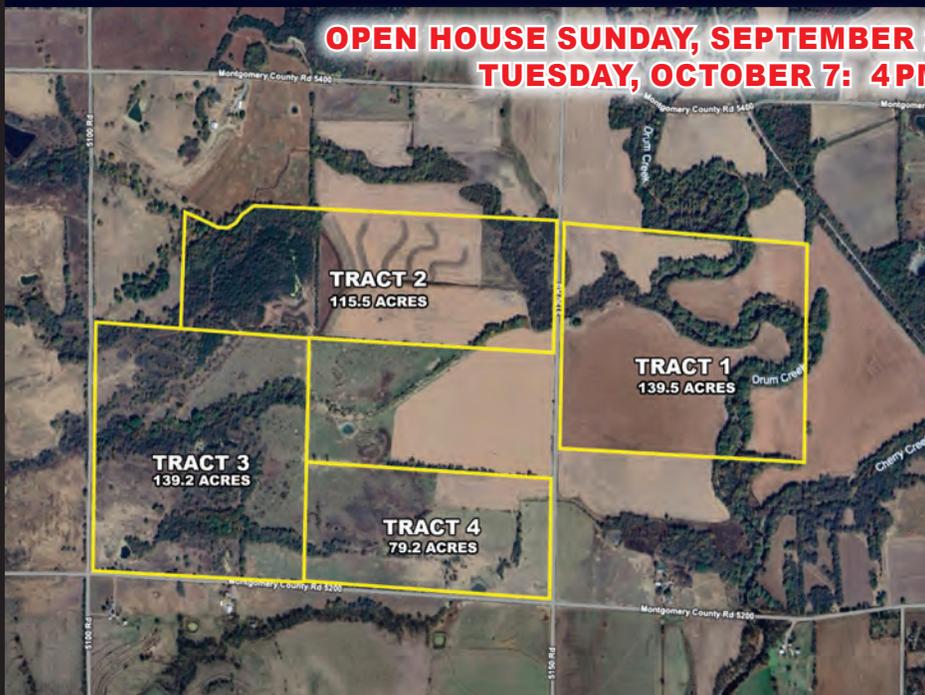
Bidding Ends Thursday, October 9, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens October 2 • Download the Sundgren Realty App today!

PJS Ranch LLC, Seller

OPEN HOUSE SUNDAY, SEPTEMBER 21: 11 AM - 2 PM
TUESDAY, OCTOBER 7: 4 PM - 6 PM



- TRACT 1:** 139.5 Surveyed Acres – Tillable, Drum Creek, Heavy Timber, Hunting, Oil Income, House and Outbuildings
- TRACT 2:** 115.5 Surveyed Acres – Tillable, Heavy Timber, Hunting, Oil Income
- TRACT 3:** 139.2 Surveyed Acres – Heavy Timber, Pasture, Ponds, Hunting, Oil Income
- TRACT 4:** 79.2 Surveyed Acres – Pasture, Pond, Tillable, Oil Income, Old Homestead and Barn

LAND LOCATION FROM CHERRYVALE: 1 mile north on Hwy 169 to county road 5200, west 1 mile to the property.

LAND LOCATION FROM INDEPENDENCE: East 6 miles on Hwy 160 to Hwy 169, north 4½ miles to county road 5200 then west 1 mile to the property.

JOE SUNDGREN
BROKER
AND AUCTIONEER
316-321-7112

RICK REMSBERG
AUCTIONEER AND REALTOR
316-322-5391



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JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER
316-377-0013

PHILLIP SOLORIO
REALTOR
316-323-0218

BARRETT SIMON
AUCTIONEER AND REALTOR
316-452-1792

TRACT 1: 139.5 Acres – Tillable, Drum Creek, Heavy Timber, House and Outbuildings



TRACT 1 - 139.5 Acres

TRACT 1 DESCRIPTION: 139.5 acres northwest of Cherryvale in Montgomery County, Kansas. This tract includes a 2-bedroom, 1-bath farmhouse with a detached garage. Utilities to the property include a rural water meter (District 12), electric and propane. The land offers productive tillable ground currently planted to corn and soybeans while also having an active oil well on the property. Drum Creek winds through the property for over a mile, lined with mature trees and excellent wildlife habitat. Outstanding whitetail deer hunting, fishing opportunities, and income from crop and oil production make this a strong combination of recreational and agricultural use land. Invest In Land!

LEGAL DESCRIPTION: The South Half of the Northeast Quarter and the North Three-Quarters of the North Half of the Southeast Quarter of Section 6, Township 32 South, Range 17 East, Montgomery County, Kansas.

2024 REAL ESTATE TAXES: \$4,393.14 (for all 4 tracts combined)

EARNEST MONEY: \$35,000



TERMS: We will be selling these properties by the acre, your bid times 139.5 to arrive at the contract price. There is no buyer premium. Earnest money will be 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 November 10, 2025. Closing fee and title insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, rights of way, and Seller confirmation. This property is not selling subject to financing, inspections, or appraisal. 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. The successful high bidder will be purchasing the property subject to the real estate purchase contract and subject to the preliminary title search report, both linked at sundgren.com. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.

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TRACT 1: 115.5 Acres Tillable, Heavy Timber, Hunting, Oil Income



TRACT 2 - 115.5 Acres

TRACT 2 DESCRIPTION: 115.5 acres northwest of Cherryvale in Montgomery County, Kansas. This tract features a strong mix of tillable farm ground and heavy timber with mature trees along the west side. A wet draw from Drum Creek crosses the northeast corner, providing additional cover and habitat. Some pasture is also included. Outstanding whitetail deer hunting with deer movement throughout the property. An old rock fence stretches over the western hill of this tract adding a unique feature to the hilltop. This tract also includes 3 producing oil wells (set up with solar) for added income potential.



LEGAL DESCRIPTION: The East half of Lot 9 and all of Lot 10, Section 6, Township 32 South, Range 17 East, Montgomery County, Kansas AND Lot 8 except 5 acres in the Northwest corner, and the West half of Lot 9, Section 6, Township 32 South, Range 17 East, Montgomery County, Kansas.

2024 REAL ESTATE TAXES: \$4,393.14 (for all 4 tracts combined)

EARNEST MONEY: \$35,000

TERMS: We will be selling these properties by the acre, your bid times 115.5 to arrive at the contract price. There is no buyer premium. Earnest money will be 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 November 10, 2025. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, rights of way, and Seller confirmation. This property is not selling subject to financing, inspections, or appraisal. 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. The successful high bidder will be required to sign the real estate purchase contract and be purchasing the property subject to the preliminary title search report, both linked above. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.

TRACT 3: 139.2 Surveyed Acres Heavy Timber, Pasture, Ponds, Oil Income



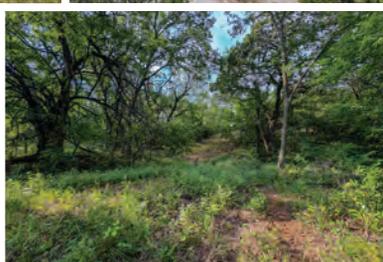
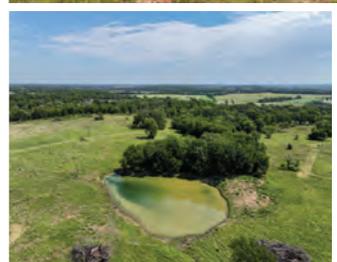
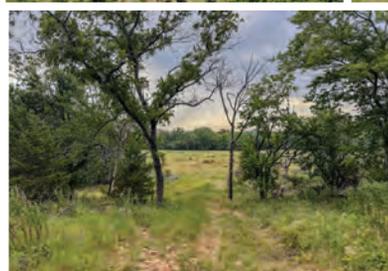
TRACT 3 - 139.2 Acres

TRACT 3 DESCRIPTION: 139.2 acres northwest of Cherryvale in Montgomery County, Kansas. This tract is heavily wooded with areas of pasture mixed in. Two ponds and a wet-weather draw provide water and wildlife habitat. The property includes 7 oil wells (all electric) along with the tank batteries located on the western boundary. Fencing is in place along the west side and most of the east side with cattle currently grazing. Rolling elevation changes add character to the land, creating excellent hunting and recreational opportunities.

LEGAL DESCRIPTION: Lots 13, 14, 15, and 16, Section 6, Township 32 South, Range 17 East, Montgomery County, Kansas.

2024 REAL ESTATE TAXES: \$4,393.14 (for all 4 tracts combined)

EARNEST MONEY: \$35,000



TERMS: We will be selling these properties by the acre, your bid times 139.2 to arrive at the contract price. There is no buyer premium. Earnest money will be 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 November 10, 2025. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, rights of way, and Seller confirmation. This property is not selling subject to financing, inspections, or appraisal. 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. The successful high bidder will be required to sign the real estate purchase contract and be purchasing the property subject to the preliminary title search report, both linked above. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.

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TRACT 4: 79.2 Acres Pasture, Pond, Tillable, Oil Income, Old Homestead and Barn



TRACT 4 - 79.2 Acres

TRACT 4 DESCRIPTION: 79.2 acres northwest of Cherryvale in Montgomery County, Kansas. This tract is made up primarily of pasture with a balance of tillable farm ground and a pond for livestock and wildlife. An old homestead site remains on the property along with a barn and outbuildings, offering character and potential for restoration or future improvements. The land also includes 4 oil wells (set up with solar), providing income opportunities. This tract is well-suited for building a home, running cattle, or continuing crop production. The mix of grazing, tillable acres, and recreational appeal makes this a highly versatile tract with long-term potential.

LEGAL DESCRIPTION: Lots 17 and 18, Section 6, Township 32 South, Range 17 East, Montgomery County, Kansas.

2024 REAL ESTATE TAXES: \$4,393.14 (for all 4 tracts combined)

EARNEST MONEY: \$25,000



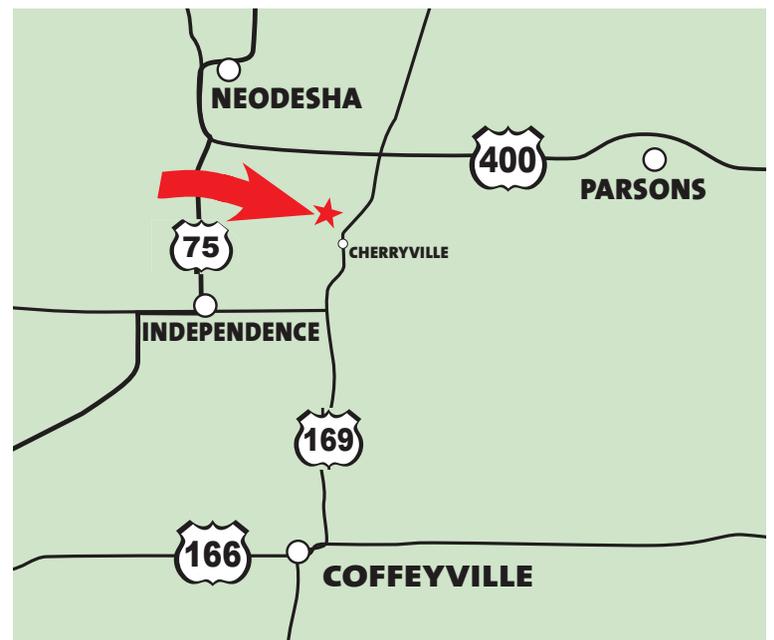
TERMS: We will be selling these properties by the acre, your bid times 79.2 to arrive at the contract price. There is no buyer premium. Earnest money will be due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before November 10, 2025. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, rights of way, and Seller confirmation. This property is not selling subject to financing, inspections, or appraisal. 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. The successful high bidder will be required to sign the real estate purchase contract and be purchasing the property subject to the preliminary title search report, both linked above. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.

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