

128.8 Acres Cowley County, KS – Grouse Creek, Cattle Pens,
Brome Grass, Trees & Hunting/Fishing!

AUCTION

www.sundgren.com

Bidding Ends Thursday, November 20, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens November 13 • Download the Sundgren Realty App today!



PROPERTY DESCRIPTION: 128.8 acres of Cowley County, Kansas land between Latham and Cambridge. Grouse Creek enters the property at two different locations, offering excellent fishing and creek activity enjoyment opportunities. A majority of the property is a brome/fescue mixture that the current owner has utilized for hay, making 360 bales in 2025 weighing 1400 lbs each. The grass is cross fenced, with the north unit being utilized in the past for grazing. With some work to that pond, the unit could once again be utilized for livestock grazing allowing the opportunity to maximize the agriculture use of the property. There is a tremendous set of pipe livestock working pens along the road boundary to the property. Access is good, with township gravel road all along the west boundary. Soils types are nearly all good quality Class I and Class II Ivan silt loam and Brewer silty clay loam, making this property an excellent candidate for tillable farm ground use as well! Regardless if you are looking for land with several high quality diverse options, take a look at this opportunity to Invest In Land!

2024 REAL ESTATE TAXES: \$826.34

LAND LOCATION FROM LATHAM: 8 miles south on the blacktop to 42nd Rd, east ½ mile to 285th Rd, ½ mile south.

LAND LOCATION FROM CAMBRIDGE: 6 miles north on 281st Rd to 62nd Rd, east ½ mile to 285th Rd, ½ mile north.



TERMS: This will be an online only auction. Bidding will be by the acre, your bid times 128.8 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$35,000 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 December 22, 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 subject to Seller approval. The successful high bidder will be required to sign our real estate purchase contract and be purchasing the property subject to the title search report. 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. All pertinent information is available upon request.



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