

131 Acres Near Toronto, Woodson County, Kansas – Hunting,  
Pond, Pasture, Trees & Tower Income

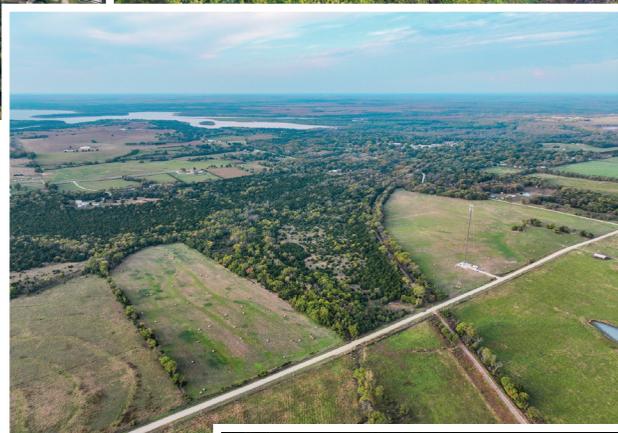
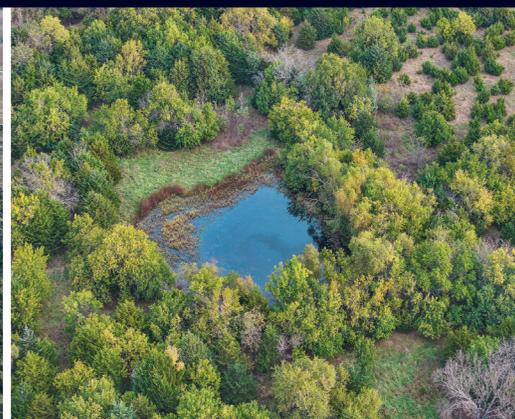
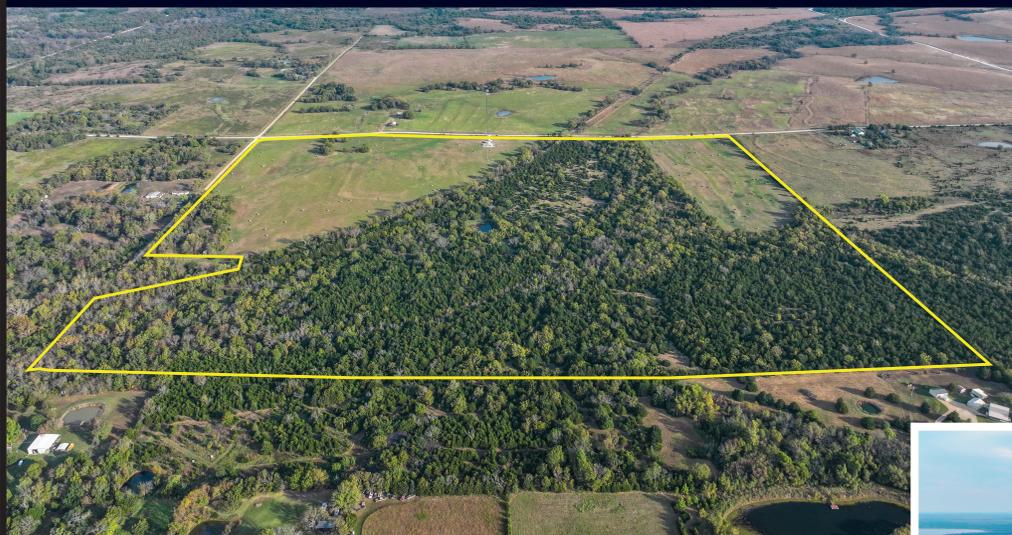
# AUCTION

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

**Bidding Ends Tuesday, November 25, 2025 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding Opens November 18 • Download the Sundgren Realty App today!



**PROPERTY ADDRESS:** 571 Bobcat Rd, Toronto, KS 66777

**PROPERTY DESCRIPTION:** 131+- acres located northeast of Toronto in Woodson County, Kansas. An abandoned Railroad track angles through the property, offering a well known natural habitat and traffic way for wildlife. The south and east side of the tracks consists of heavy brush, thick trees, and excellent habitat for Kansas Whitetail Deer and Turkeys...both of which are commonly seen on the property. A clear water pond is nestled into that timbered area at the very center of the property. That pond is loaded with fathead minnows, an excellent bait species already established to make this your fishing honey hole. Speaking of honey holes...an abundance of Morel Mushrooms was photographed while we visited the property the second week of April! An additional water feature is the creek that meanders through the southern portion of the land. A 6" water line runs along the north boundary of the property and electricity is available, offering an opportunity for utilities to build a cabin, house, or barn home. The northwest side of the property and a portion along the west edge have been utilized as hay meadow in the past. What a nice diverse opportunity to Invest In Land!



**TOWER INCOME:** Current annual income until 2029 is \$3,802.19. The tenant has the right to extend for another 25 years at that time. If extended the initial rate will be \$4,372.52 and every 5

years the rate shall automatically raise every 5 years by the rate of 15% of the previous 5 year period.

**LAND LOCATION:** Just northeast of Toronto, KS at the southeast corner of 60th Rd and Bobcat Rd.



**TERMS:** This will be an online only auction. Bidding will be by the acre, your bid times 131 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$40,000 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 30, 2025. 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 is an absolute auction selling to the highest bidder. 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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