

158.2 ACRES MONTGOMERY COUNTY, KS LAND -  
VERDIGRIS RIVER BOTTOM, PASTURE, TREES,  
HOUSE & BARN

# AUCTION

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

**Friday, January 30, 2026 • 2:00 P.M.**

**AUCTION LOCATION:** The 4H Building at Riverside Park  
1412 N 5th St., Independence, KS 67301

**NORMA M. TURNER TRUST & TURNER LEGACY INVESTMENTS, LLC - SELLERS**



**OPEN HOUSE: Thursday, January 15 from 4-6 pm  
Friday, January 30 from 11 am-1 pm**



**PROPERTY ADDRESS:**

3954 CR 5800, Independence, KS 67301

**TRACT 1:** 3 bedroom 1 bath ranch style home and 65.9 acres of native pasture, trees, & 2 ponds with blacktop frontage north of Independence in Montgomery County, Kansas. The solid home was built in 1951 with 1352 square feet of finished living area. In addition to the 2 car attached garage, there is an old 40' x 40' barn. Utilities to the house include rural water, electric, propane and septic. The terrain of the land is gently rolling towards the west end, then has a dramatic change in elevation at the east end with large tree covered hillsides. The largest of the two ponds sits just east of the house, while the second pond is tucked away in the timber covered hillside at the east end of the property. Both ponds offer enjoyment such as fishing and frequent waterfowl, as well as utility for livestock water. Regardless of your interest in livestock or hunting/wildlife/recreation, this property offers all at a premium! There are some BIG Kansas whitetail deer and a plethora of turkeys. A large portion of the property has been utilized as hay meadow,



offering an additional diverse use or income. Access is provided by County Road 5800 along the north boundary, and County Road 3950 along the west. If you love high quality diverse land with a good solid house, take a look at this opportunity to Invest In Real Estate!

**TRACT 2:** 92.3 acres of Verdigris River tillable bottom ground east of Sycamore in Montgomery County, Kansas. Approximately 73 acres of the property are tillable, with over 80% of that being Verdigris silt loam soils. The balance of the property is Verdigris River and trees. Access is provide by blacktop County Road 5800 along the north boundary. While a majority of the value in this property is highly productive Verdigris River tillable bottom ground, there is a nice added hunting and fishing value. Deer, turkeys, waterfowl and fishing make this a complete diverse opportunity to Invest In Land!

**2025 REAL ESTATE TAXES:** \$907.56

**LAND LOCATION FROM INDEPENDENCE:** 5 miles north on HWY 75 to County Road 5800, east 1/2 mile.

**LAND LOCATION FROM SYCAMORE:** East 1/2 mile on County Road 5800.

**ONLINE BIDDING IS AVAILABLE  
FOR THIS AUCTION  
INFORMATION AT SUNDGREN.COM**



**TERMS:** This will be a live auction with online simulcast bidding available. Bidding will be by the acre, your bid times the number of acres specified for each tract to determine the contract price. There is no buyer premium. Earnest money is \$25,000 for each tract and 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 March 3, 2026. 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. 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. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.

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