

114.6 ACRES NORTHWEST OF WICHITA NEAR BENTLEY  
IN SEDGWICK COUNTY, KANSAS

# AUCTION

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**Bidding Ends Wednesday, March 11, 2026 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding Opens March 4 • Download the Sundgren Realty App today!



**PROPERTY DESCRIPTION:** 114.6 acres of diverse land with a nice combination of tillable farm ground, pasture, trees and homesite potential. Approximately 76 acres of the property is utilized as tillable farm ground, consisting of Class II and Class III soils. There are two legal access points to the property, one along the south from 117th St N and the other via 151st St W along the east boundary. Having those two access points and 3 separate tax parcels already established make this property a rural development prospect. Groundwater in the area appears to be good, evidenced by neighboring homes on water wells and the lack of rural water lines. Don't miss this opportunity to Invest In Land!

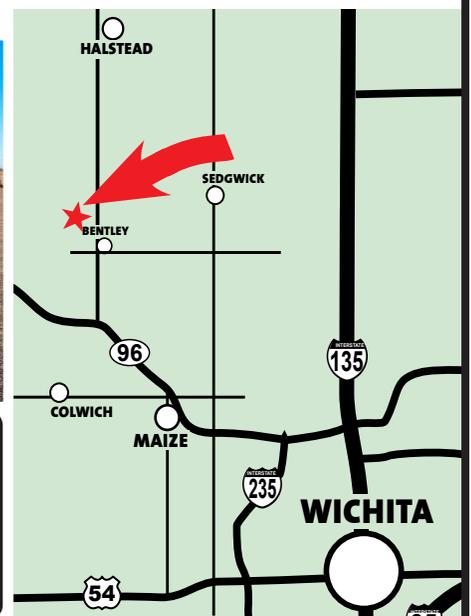
**LEGAL DESCRIPTION:** The North Half of the Southeast Quarter and The Southwest Quarter of Section 3, Township 25 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas. Subject to public road. EXCEPT Commencing at the Southeast Corner of the Southwest Quarter of said Section 3, thence North along the Half Section line 583.44 feet; thence West 670.56 feet; thence South 583.44 feet to the Section line; thence East 670.56 feet to the place of beginning.



**2025 REAL ESTATE TAXES:** \$864.94

**LAND LOCATION FROM BENTLEY:** North ¾ mile on 151st Street West.

**LAND LOCATION FROM SEDGWICK:** West on West 4th Street to Emma Creek Rd, south to 117th Street N., west 4 miles to 151st Street West, north ¼ mile to the property.



**TERMS:** This will be an online only auction. Bidding will be by the acre, your bid times 114.6 to arrive at the contract price. There is no buyer premium. 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 April 10, 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. 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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