

156.5 Acres Tillable, Trees & Wildlife Northwest of Clearwater, Sedgwick County, Kansas

AUCTION

www.sundgren.com

Bidding Ends Thursday, March 12, 2026 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens March 5 • Download the Sundgren Realty App today!



WILLIAMSON FAMILY TRUSTS, SELLER

PROPERTY DESCRIPTION: 156.5 acres northwest of Clearwater in Sedgwick County, Kansas. This farm and wildlife sanctuary has a perpetual conservation easement in place to preserve the land for future generations. Approximately 128 acres of the property consists of tillable farm ground. The balance of the property is a timber and pasture lined draw that often times holds water. Wildlife is abundant, perfect for all you lovers of nature! This is a unique opportunity to Invest in Land and Conservation!

POTENTIAL BUILDING SITE: The conservation easement does allow for one 3 acre building site in the northeast corner of the property.

LAND LOCATION FROM CLEARWATER: 2 miles north on 135th St W to 79th St S, west 2 miles.

LAND LOCATION FROM WICHITA: 9 miles southwest of 235 on K42 to 167th St W, south 2¼ miles.

LEGAL DESCRIPTION: The Northeast Quarter of Section 9, Township 29 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.



2024 REAL ESTATE TAXES:
\$896.75



TERMS: This will be an online only auction. Bidding will be by the acre, your bid times 156.5 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$25,000 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 13, 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 sale is subject to the current conservation easement, please review thoroughly prior to bidding. 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.

JOE SUNDGREN
BROKER
AND AUCTIONEER
316-321-7112

RICK REMSBERG
AUCTIONEER AND REALTOR
316-322-5391



SUNDGREN
REALTY, Inc.

218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER
316-377-0013

PHILLIP SOLORIO
REALTOR
316-323-0218

BARRETT SIMON
AUCTIONEER AND REALTOR
316-452-1792