

160+- ACRES CHASE COUNTY, KANSAS LAND - FLINT HILLS
PASTURE, CREEK & LIMESTONE CABIN

AUCTION

www.sundgren.com

Tuesday, March 24, 2026 • 4:00 P.M.

**AUCTION LOCATION: Cottonwood Falls Community Building
1715 210TH Rd., Cottonwood Falls, KS 66845 (Swope Park)**



RHOADES FAMILY, SELLER

PROPERTY DESCRIPTION: 160+- acres of pasture, creek, trees and limestone cabin located west of Bazaar and southeast of Clements in the scenic Flint Hills of Chase County, Kansas! This exceptional quarter section sits in the heart of the scenic Flint Hills in Chase County—an area renowned for its rolling tallgrass prairie, productive native pasture, and unmatched natural beauty. This property offers a good stand of native grass ideal for cattle grazing, complemented by timber-lined draws that provide excellent wildlife habitat and natural protection for livestock. A live-water creek winds through the property, enhancing both its agricultural value and recreational appeal. Tucked into the center of the property is a charming small native limestone cabin—perfect as a weekend retreat, hunting basecamp, or quiet getaway to enjoy the peaceful surroundings and scenic views. With no water or electric, this cabin gives you a unique “old school” experience! Whether you’re looking to expand your cattle operation, invest in quality Flint Hills grassland, or secure a private recreational haven for hunting and outdoor enjoyment, this property delivers versatility and authentic Kansas character. Properties of this caliber in the Flint Hills are increasingly hard to find. Don’t miss the opportunity to Invest in the Flint Hills of Chase County, Kansas and Invest In Land!!

LEGAL DESCRIPTION: The Southwest Quarter of Section 10, Township 21 South, Range 7 East of the 6th P.M., Chase County, Kansas. Subject to public road.

2025 REAL ESTATE TAXES: \$896.44

LAND LOCATION FROM BAZAAR: From HWY 177 at Bazaar, west on Rock Creek Rd 7 miles to L Rd., south ½ mile.

LAND LOCATION FROM CLEMENTS: South 6 miles on G Rd. east 4 miles to L Rd., north 1 mile.



**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 160 to determine 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 24, 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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