

393+- Acres Selling In 3 Individual Tracts,
Greenwood County Kansas

AUCTION

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Tuesday, November 29, 2016 • 6:00 P.M.

AUCTION LOCATION: GREENWOOD HOTEL, 300 N Main, Eureka, KS
ESTATE OF DONNA LORENE HEBB CROSS, SELLER

TRACT 1



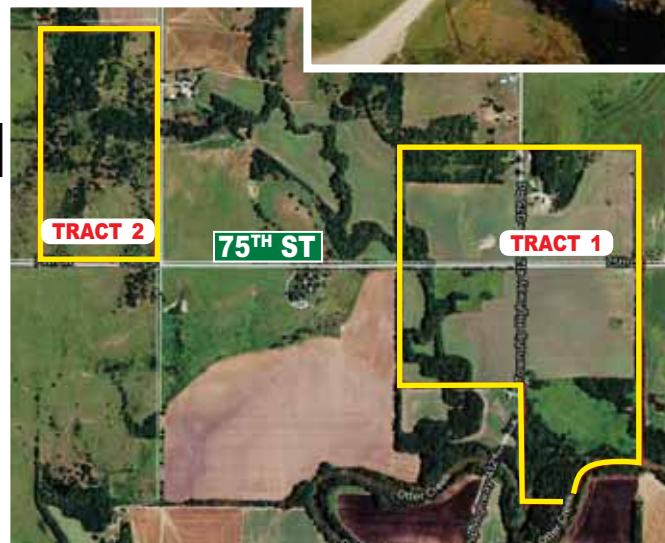
PROPERTY DESCRIPTION: 188+- acres consisting of a mixture of tillable, tame brome grass, timber, creek, and improvements. There is approximately 60 acres of tillable ground currently planted to soybeans. Another 50+- acres is a mixture of tame brome grass and native pasture used as hay meadow. The balance of the property is heavy timber, gently rolling terrain, and creek. A small creek runs for over 1/4 mile through the west portion of the property, and Otter Creek flows through the southeast corner of the property.

IMPROVEMENTS: A 2245 square foot ranch style home built in 1977 is located in the northeast portion of this tract. The house features 5 bedrooms, 2½ bathrooms, and a full unfinished basement. Other improvements include farm utility buildings, outbuildings, and tool sheds. There has been past oil production on the property, as currently non-functioning pump jacks and oil tank batteries are present.

LEGAL DESCRIPTION: The South Half of the Northeast Quarter (S/2 NE/4); the North Half of the Southeast Quarter (N/2 SE/4); AND the Southeast Quarter of the Southeast Quarter (SE/4 SE/4), EXCEPT 5 acres in the Southeast corner (SE/C) lying South of Otter Creek, all in Section 12, Township 27 South, Range 10 East of the 6th P.M., Greenwood County, KS.

LAND LOCATION: From Severy, Kansas (HWY 400) North on HWY 99 5½ miles to 75th, then West 1¼ miles.

2015 REAL ESTATE TAXES: \$3729.66.



TRACT 2



PROPERTY DESCRIPTION: 80+- acres with a mixture of pasture, timber, and brush. This tract of land has been utilized for cattle grazing most recently. There are 2 ponds, a wet weather creek currently providing live water, and excellent timber and cover for wildlife. This tract would make a nice future home building site or recreational retreat with annual Agriculture income.

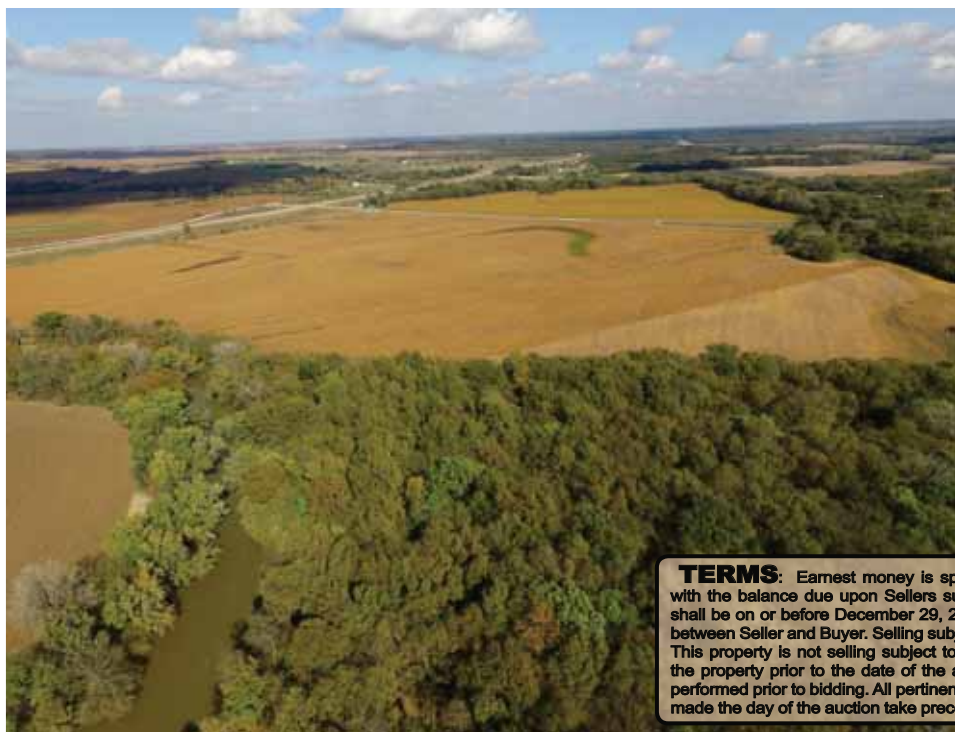
LEGAL DESCRIPTION: The East Half of the Northeast Quarter (E/2 NE/4) of Section 11, Township 27 South, Range 10 East of the 6th PM, Greenwood County, Kansas.

LAND LOCATION: 1 mile West of Tract 1 on 75th.

2015 REAL ESTATE TAXES: \$138.08.

EARNEST MONEY: \$10,000.

TRACT 3



PROPERTY DESCRIPTION: 125+- acres consisting of approximately 100 acres of Fall River bottom tillable ground. The balance of the property is Fall River and timber. This tract presents the opportunity to invest in highly productive tillable farm ground with blacktop frontage. As a bonus, enjoy the hunting and fishing provided by the heavily timber lined Fall River!

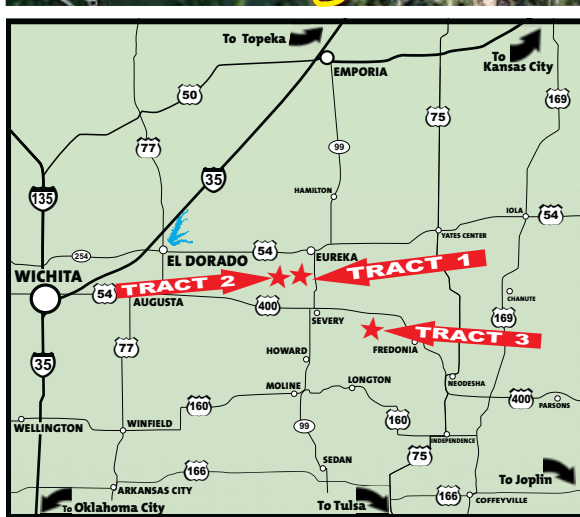
LEGAL DESCRIPTION: A tract of land in Section 13 & 18, Township 28 South, Range 13 East of the 6th PM, Greenwood County, Kansas. Long exact legal available upon request.

LAND LOCATION: Between Fall River, KS & HWY 400 on DD Rd.

2015 REAL ESTATE TAXES: \$1468.70.

EARNEST MONEY: \$25,000.

TERMS: Earnest money is specified above 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 December 29, 2016. 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 property is not selling subject to financing or inspections. 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. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.



JOE SUNDGREN
BROKER AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR
AND AUCTIONEER
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 AND AUCTIONEER
316-323-0218