

**585+- Acres Greenwood County, Kansas Tillable,
Pasture, & Hunting Land – 4 Tracts**

AUCTION

www.sundgren.com

Friday, October 27, 2017 • 2:00 P.M.

AUCTION LOCATION: GREENWOOD HOTEL, 300 N. Main, Eureka, KS
CROSS BROTHER LAND CO LLC, SELLER



TRACT 1 — PROPERTY DESCRIPTION:

103.5+- acres consisting of approximately 89 acres of tillable ground according to the current farmer, with the balance in grass and timber. Great income producing property with such a high percentage of tillable with the bonus of Kansas Whitetail Deer, Turkey, Quail, and Goose hunting!

LEGAL DESCRIPTION: The E/2 SW/4; and the SW/4 SW/4 lying East of the center line of the abandoned Atchison, Topeka and Santa Fe Railway Right of Way, together with beginning at the Southeast Corner of the NW/4; thence North to the center of a public road running East and West; thence West and Southwesterly along the center of said road to the South line of said NW/4 thence East to the place of beginning, in the SE/4 SE/4 NW/4; all in Section 8, Township 24 South, Range 13 East of the 6th P.M., Greenwood County, Kansas.

2016 REAL ESTATE TAXES: \$1660.18. **EARNEST MONEY:** \$25,000.

TRACT 2 — PROPERTY DESCRIPTION:

161+- acres with a variety of tillable bottom ground, timber, & creek. This tract sits just East of the Verdigris River. The timber lined creek has a variety of enormous hardwood trees including Oak, Walnut, & Sycamore. This truly is the perfect balance of income producing tillable bottom ground and recreation appeal. High quality populations of Kansas Whitetail Deer, Turkey, and Quail frequent the property.

LEGAL DESCRIPTION: 161+- acres is Section 17, Township 24 South, Range 13 East of the 6th PM, Greenwood County, Kansas. Long exact legal, call for details.

2016 REAL ESTATE TAXES: Amount includes additional land. Call for details

EARNEST MONEY: \$25,000.

TRACT 3 — PROPERTY DESCRIPTION:

240+- acres with 100' Plus of elevation change! This tract has approximately 20 acres of Tillable, with the balance of the property being Timber and Native Pasture. There is an old Silo and Barn in the side of the hill with beautiful old Barn Wood. Water is provided by 2 ponds, and wet weather springs & draws.

LEGAL DESCRIPTION: The Northeast Quarter of Section 17 AND The West Half of the Northwest Quarter of Section 16 ALL IN Township 24 South, Range 14 East of the 6th PM, Greenwood County, Kansas.

2016 REAL ESTATE TAXES: Amount includes additional land. Call for details

EARNEST MONEY: \$25,000.

TRACT 4 — PROPERTY DESCRIPTION:

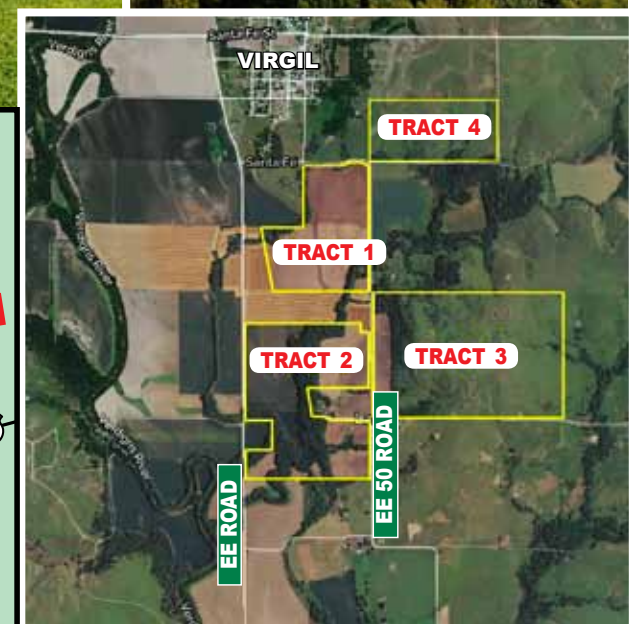
80+- acres currently used as hay meadow. Excellent tract of land for hunting. Add water and fence to create a good place for livestock, or continue to utilize for hay!

LEGAL DESCRIPTION: The South Half of the Northeast Quarter Section 8, Township 24, Range 14 East of the 6th PM, Greenwood County, Kansas.

2016 REAL ESTATE TAXES: \$166.48.

EARNEST MONEY: \$15,000.

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 November 30, 2017. Closing fee and title Insurance fee will be split 50/50 between the 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. Possession of all tracts will be at closing. All tracts are selling surface rights only.



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