

607.8+- ACRES ELK COUNTY KANSAS, ROCK
QUARRY, LAKES, CABIN, HUNTING LAND FOR SALE

AUCTION

www.sundgren.com

Saturday, April 23, 2016 • 11:00 A.M.

AUCTION LOCATION: ON-SITE - 1513 US-160 MOLINE, KS



OPEN HOUSE: Sunday, April 17, Noon to 3:00 PM

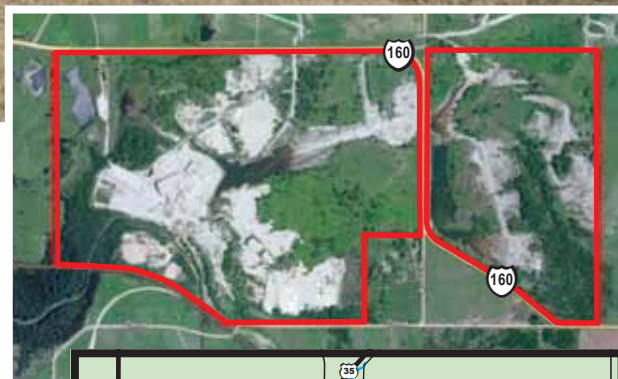
**LAND WILL BE OFFERED IN TWO TRACTS,
THE WEST 410.8 ACRES AND THE EAST 197 ACRES!**

PROPERTY DESCRIPTION: 607.8 acres of very unique Elk County Kansas land with several rock quarry lakes, a 1 bed 1 bath cabin with kitchen and laundry, blacktop frontage, and excellent hunting. The property was an active rock quarry at one time. In addition to the multiple rock quarry lakes, Wildcat Creek meanders through the property. If you are looking for recreation property to hunt, fish, ride ATV's, etc., you won't find a more suitable tract of land. Access is great, just east of Moline near the intersection of HWY 99 and HWY 160. Abundant character includes large steep rocky cliffs, crystal clear water, large elevation changes, and heavy timber.

LEGAL DESCRIPTION: A tract of land in Section 7, Township 31 South, Range 11; Section 12, Township 31 South, Range 10; and Section 11, Township 31 South, Range 10, ALL East of the 6th PM, Elk County, Kansas. Long exact legal available upon request.

2015 REAL ESTATE TAXES:
\$9990.46.

LAND LOCATION: Northeast of Moline, Kansas, 1/4 mile east of HWY 99 on HWY 160.



TERMS: Earnest money is \$50,000 due at the conclusion of the Auction on each tract with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before May 24, 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.

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