

ABSOLUTE LAND AUCTION – 240+- ACRES BUTLER &
SEDGWICK COUNTY, KANSAS – 2 TRACTS

AUCTION

www.sundgren.com

Tuesday, December 17, 2019 • 6:00 P.M.

AUCTION LOCATION: American AgCredit

4105 N Ridge Rd, Wichita, KS 67205

LEWIS THEIL BLOOM REVOCABLE TRUST, SELLER

TRACT 1



PROPERTY DESCRIPTION: 160+- acres of tillable farm ground planted to Soybeans in 2019. Great access with Blacktop Rd 47th St South bordering the property on the South, and 127th St E bordering the property on the East. Another excellent opportunity to invest in agriculture production with blue sky development potential! Just minutes from Wichita and some impressive rural development in the area, this property has great potential!

LEGAL DESCRIPTION: The SE/4 of Section 15, Township 28 South, Range 2 East of the 6th PM, Sedgwick County, Kansas.

LAND LOCATION: From Greenwich Rd and Kellogg Ave, South 5 Miles to 47th St S, then 1/2 Mile East to the property.

2019 REAL ESTATE TAX: \$1384.99.

EARNEST MONEY: \$50,000.

TRACT 2

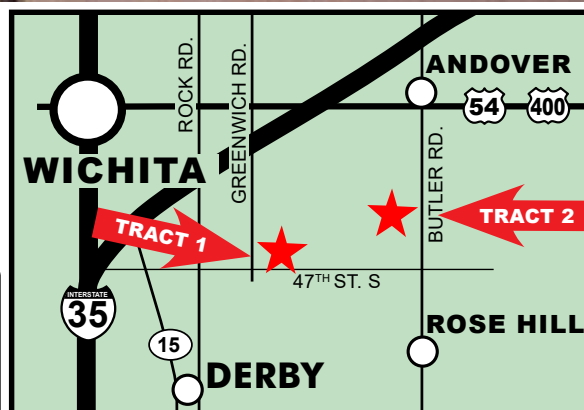
PROPERTY DESCRIPTION: 80+- acres of tillable farm ground located 1/4 mile West of Butler Rd on 140th, just South of Andover. Great opportunity to invest in agriculture production with future development potential. The subject property was planted to Cotton in 2019.

LEGAL DESCRIPTION: W/2 of the SE/4 of Section 7, Township 28 South, Range 3 East of the 6th PM, Butler County Kansas.

LAND LOCATION: From Andover, South on Butler Rd to 140th, West 1/4 Mile to the property.

2019 REAL ESTATE TAXES: \$1013.32.

EARNEST MONEY: \$35,000.



TERMS: A 10% buyers premium will be added to the high bid to determine the contract price. Earnest money is specified above for each tract 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 January 17, 2020. 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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