

All Brick Home & Buildings, 310 Acres Piedmont Kansas,
Greenwood County Flint Hills Land For Sale

AUCTION

www.sundgren.com

Saturday, December 4, 2021 • 10:00 A.M.

AUCTION LOCATION: 343 J. Road, Piedmont, KS 67122

JAKIE L. SCHOENHALS REVOCABLE TRUST, SELLER

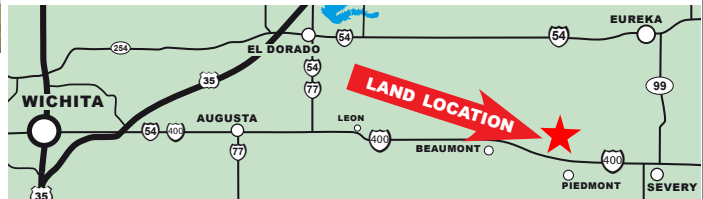
OPEN HOUSE: Friday, November 19 3:00 pm - 5:00 pm
OPEN HOUSE: Sunday, November 28 1:00 pm - 3:00 pm
OPEN HOUSE: Saturday, December 4 8:00 am - 10:00 am

DESCRIPTION: 310+- acres with a very nice all brick 4 bedroom 3 1/2 bath home built in 2003. This ranch style home has 1924 square feet of finished living area on the main floor, a full mostly finished basement, and an oversized 2 car attached garage. The kitchen has granite countertops, and the open floor plan has a nice flow from there into the living/dining area with vaulted ceilings. Buildings include a 864 square foot detached garage, 576 square foot detached garage, 60 x 40 farm utility storage building, as well as other miscellaneous utility buildings and grain bins. The house is serviced by rural water PLUS there is a water well. This scenic property located in the heart of the Kansas Flint Hills has 5 ponds, creek, native and tame grass, rolling terrain, and a timber lined draw. The pasture is cross fenced to allow rotational grazing. Live water running through the timber lined draw at the west end of the property provides a good source of water as well as excellent habitat for Kansas Whitetail Deer, Quail, and Turkeys.

LEGAL DESCRIPTION: S/2 Section 35, Township 27 South, Range 9 East of the 6th PM, Greenwood County, Kansas

PROPERTY LOCATION: From HWY 400 west of Piedmont, north on J Rd 1 1/4 mile.

2020 REAL ESTATE TAXES: \$4327.40



TERMS: Earnest money is \$50,000 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 January 21, 2022. There will be a 10% buyers premium added to the high bid to determine the contract price. 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.

Also Selling Equipment, Vehicles, Tools, Furniture, and Miscellaneous Household and Farm Items

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