

200+- ACRES W/ NINNESCAH RIVER, SPRING FED LAKE, BRICK
HOUSE & BUILDINGS RENO COUNTY, KANSAS

AUCTION

www.sundgren.com

Auction Closes Tuesday, December 7, 2021 at 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on November 27 • Download the Sundgren Realty app today!

OPEN HOUSE: Sunday, November 21 1-3 PM
OPEN HOUSE: Sunday, November 28 1-3 PM
OPEN HOUSE: Monday, December 6 3-5 PM



PROPERTY ADDRESS: 10217 S Sterling Rd,
Abbyville, KS 67510

PROPERTY DESCRIPTION: 200+- acres of extremely diverse land
located southwest of Hutchinson in Reno County, Kansas. Features include

a 4 acre lake fed by a 1 acre spring, over 1/3 mile of the Ninnescah River, trees, heavy timber, and pasture. A full brick 3 bedroom 2 bath home with 2163 square feet of finished living area built in 1966 offers an excellent weekend retreat, hunting lodge, or primary residence. This ranch style home offers an abundance of space for family and friends. The main living room has a wood burning insert and the second living room was set up as a game room, but could also be a great 4th bedroom or bunk room. There is a 24' x 24' detached garage and a 50' x 30' metal building to store all of the toys and tools you will want to enjoy this spectacular property. Wildlife habitat is tremendous with a big thick timbered area running through the south central portion of the property, and a rectangular shaped field with a perimeter of trees, quality native pasture, and gently rolling terrain. Rarely do you see the opportunity to purchase a property with multiple high quality water sources, hunting, fishing, house, and buildings. All those features PLUS blacktop frontage access!

TERMS: Bidding will close at 4:00 PM on Tuesday December 7, 2021 or once no additional bids have been placed for 2 minutes. There will be a 10% buyers premium added to the high bid to determine the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked at sundgren.com and be purchasing the property subject to the preliminary title search report also linked at sundgren.com. Non refundable earnest money is \$40,000 due within 24 hours after the conclusion of the auction via check delivered to 218 E Central Ave, El Dorado Kansas unless other arrangements have been made by Buyer prior to bidding. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before January 7, 2021. 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, inspections, or appraisal. 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.

LEGAL DESCRIPTION: NE/4 Section 25, Township 24
South, Range 9 West of the 6th PM AND the south 40 acres of
the E/2 Section 24, Township 24 South, Range 8 West of the 6th
PM ALL IN Reno County, Kansas.



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