

151.4 ACRES SUMNER COUNTY, KANSAS TILLABLE
FARM GROUND SOUTH OF CONWAY SPRINGS

AUCTION

www.sundgren.com

Auction Closes November 30, 2021 at 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on November 20 • Download the Sundgren Realty app today!

RAYMOND A RITTER REVOCABLE TRUST, SELLER



PROPERTY DESCRIPTION: 151.4 acres of nearly 100% tillable along HWY 49 south of Conway Springs, Kansas in Sumner County. This property has blacktop frontage all along the east boundary, and good township road along the north. Great opportunity to Invest In Land!

LEGAL DESCRIPTION: NE/4 Section 21, Township 31 South, Range 3 West of the 6th PM, Sumner County, Kansas

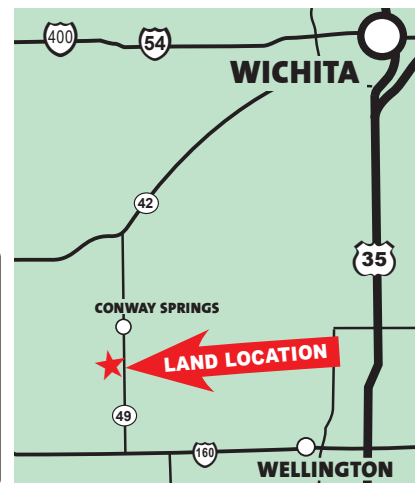
LAND LOCATION: 3 miles south of Conway Springs, Kansas

2020 REAL ESTATE TAXES: \$436.28

MINERAL RIGHTS: Sellers mineral rights will transfer to the buyer at closing, believed to be 50%.

POSSESSION: Buyer will receive possession at closing subject to the 2022 wheat harvest. Buyer will receive the landowner share of the crop and be responsible for the landowner share of fertilizer and chemical expenses.

TERMS: Bidding will close at 4:00 PM on Tuesday November 30, 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 at www.sundgren.com and be purchasing the property subject to the preliminary title search report also at www.sundgren.com. Non refundable earnest money is specified above for each tract 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 December 30, 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.



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