

106+- ACRES ELK COUNTY PREMIER HUNTING LAND
ELK FALLS, LONGTON, KANSAS

AUCTION

www.sundgren.com

Friday, September 27, 2019 • 4:00 P.M.

AUCTION LOCATION: Crooked Creek Lodge & Cafe

304 Walnut, Moline, KS 67353

CHRISTOPHER KANE, SELLER



PROPERTY DESCRIPTION:

106+- acres of heavily timbered Elk County, Kansas hunting land with rolling terrain and large elevation changes. Because of the many variations in elevation, this property has the feel of a much larger tract of land. The heavy timber supports abundant wildlife, including high quality Kansas Whitetail Deer. Water is provided by two ponds and several wet weather draws. Great opportunity to own an affordable sized tract of Kansas Hunting Land! Invest In Kansas, Invest In Land!

LEGAL DESCRIPTION:

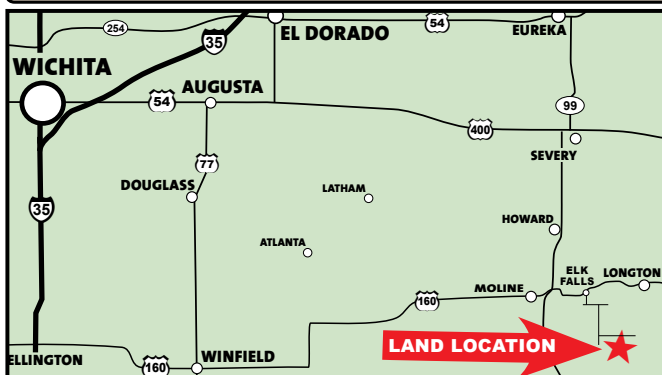
106+- acres in the Southwest Quarter of Section 30, Township 31 South, Range 12 East of the 6th PM, Elk County, Kansas.

2018 REAL ESTATE TAXES: \$276.40.

LAND LOCATION: From Elk Falls, Kansas South on 7th St to Dove, East to 245 Rd, South to Antler, East to the property.

KANSAS WHITETAIL DEER: The game camera picture captured was from one camera only set for 5 days.

TERMS: A 10% buyers premium will be added to the high bid to determine the contract price. \$15,000 earnest money will be 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 October 28, 2019. 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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