

ABSOLUTE AUCTION: 40 ACRES NORTH OF  
KECHI - GATED/FENCED PROPERTY, HOME  
& POND

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Saturday, February 8, 2020 • 11:00 A.M.**

**AUCTION LOCATION: 7445 N. Woodlawn Blvd., Valley Center, KS 67147**

**REAL ESTATE SELLS FIRST — 11:00 A.M. SHARP**



**PROPERTY ADDRESS:**

7445 N Woodlawn Blvd, Valley Center, KS 67147

**PROPERTY DESCRIPTION:**

Conveniently located just 3 miles north of HWY 254 on N. Woodlawn, this 40 acre parcel offers incredible privacy and seclusion. Situated a quarter mile from Woodlawn and 77th St N, the property offers a 10' concrete wall and iron gate on the eastern boundary, the concrete wall continues along the majority of the north and south boundaries. The 2009 Skyline built manufactured home provides over 2,400 square feet of finished living space on the main level. The home rests on a full unfinished basement, and FOUR additional window wells making additional basement bedrooms a breeze. Property also boasts a large walk-in freezer, 150' x 60' greenhouse, and pond.

**2019 REAL ESTATE TAXES: \$2,311.28**

**EARNEST MONEY: \$25,000**



**TERMS:** There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money is specified above 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 March 10, 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.

**PERSONAL PROPERTY SELLS IMMEDIATELY FOLLOWING THE REAL ESTATE AT APPROXIMATELY 11:30 AM**



**TRACTOR:**

Allis Chalmers D17: 3Pt Wide Front 3326 hrs shown

**VEHICLE:**

Isuzu Trooper II, 4x4, 62,000 Miles, 5 Speed Manual

**MOWERS:**

Ariens HVZ 2350 ZTR Mower, Kohler Courage 23

Motor

Grasshopper 618 ZTR Mower 52" Cut, Kohler Motor

**APPLIANCES:**

Frigidaire Stainless Steel Commercial Grade Refrigerator

GE Electric Range

Frigidaire Electric Range

Frigidaire Double Oven

JCPenney Electric Range

GE Refrigerator

Kenmore Super Capacity Plus Washer

Kenmore Dryer

(2) 2 Hole Stainless Steel Sink with Wand



**EQUIPMENT & MISC:**

King Kutter 5' Rotary Mower 3Pt

12' x 24' Shed on Skids

Sturdi-Built 14' x 30' Building,

Flooring, Sheetrocked,,

Window AC, Wired, Attic

10' x 12' Storage Building

(4) 20' Storage Containers

20' x 20' Car Port

Multiple Sections of

Greenhouse Racks

(Square Tubing)

Cattle Panels

Irrigation Pipe

Mop Bucket, Janitorial

Tools

Water Tanks

Milking Stanchions

Galvanized Wash Tubs



**Shop Fan**

Cement Mixer, Electric Motor

WW Grinder Wood Chipper

6' Aluminum Step Ladder

Misc. Lumber Hardware

Wheel Barrow

2 Wheel Cart

Gas Cans

Fence Stretcher

Log Chain

Garden Hose

Irrigation Hose

Fatigue Mats

Several Water Tanks & Troughs

Assorted Sizes

Portable Heater

PA System

Tubs

Shelving & Cabinets

**MANY, MANY MORE ITEMS  
TOO NUMEROUS TO MENTION!**

**JOE SUNDGREN**  
BROKER AND AUCTIONEER  
**316-377-7112**

**RICK REMSBERG**  
REALTOR  
AND AUCTIONEER  
**316-322-5391**



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