

WILLOW CREEK RANCH-1090 ACRES ELK/WILSON
COUNTY KANSAS LINE

AUCTION

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Thursday, April 12, 2018 • 2:00 P.M.

AUCTION LOCATION: Bacani Hotel, 2404 E. Washington, Fredonia, KS

WILLOW CREEK RANCH LLC, SELLER



PROPERTY DESCRIPTION: 1090+- acres located southwest of Fredonia on the Elk County/Wilson County Kansas line. This diverse Ranch consists of approximately 700 acres of clean native Bluestem pasture with the balance of approximately 390 acres being a mixture of pasture, timber, improvements, and food plots. High quality livestock grazing combined with world class Kansas Whitetail Deer, Turkey, and Quail hunting make this Ranch one of the true gems of Southeast Kansas. Rarely do you see the opportunity to purchase such a sizable Ranch. There is a wood frame metal building centrally located on the property with approximately 3660 square feet of storage area built in 1995. Livestock working pens are conveniently situated next to the building. Three food plots are strategically located amongst the timber stand on the property, each with a 2 man tower box blind. The property is leased for the 2018 cattle grazing season from May 1 until October 31. Buyer shall receive that income in the amount of \$39,621.25. Additional past income has included a hunting lease that totaled \$10,930 annually for Deer and Turkey. Perimeter fences are all in average condition.

LEGAL DESCRIPTION: The South Half of the Northeast Quarter (S2 NE4) of Section 33; The South Half of the Northwest Quarter (S2 NW4) and the South Half (S2) of Section 34, Township 29 South, Range 13 East of the 6th P.M.: And all of Section 3, Township 30 South, Range 13 East of the 6th P.M., all in Elk County, Kansas.

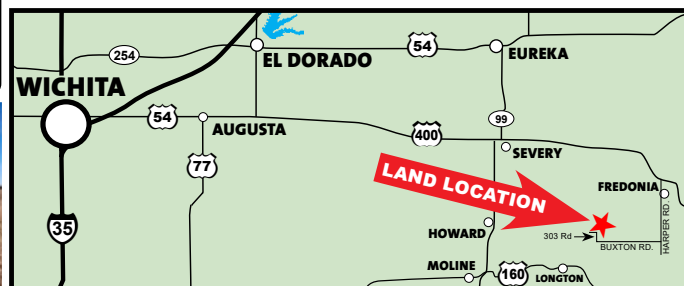
2017 REAL ESTATE TAXES:

\$3211.74.

LAND LOCATION: From Fredonia Kansas, 6 miles South on Harper Rd, 8 miles West on Buxton Rd, then 1 mile north on 303 Rd.



TERMS: Earnest money is \$150,000 down 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 May 14, 2018. 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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