

## TRACT FIVE

**DESCRIPTION:** 299+- acres of rolling Flint Hills pasture with an 11 acre Watershed Lake, timber, 2 ponds, and an old homestead. Well known for the high quality fishing and hunting on this property, it also serves as an excellent place for summer or winter cattle grazing. Rolling hills, pasture, and timber provide good cover for both livestock and wildlife. There is blacktop access on the South and Township gravel road on the West and North.



**2018 REAL ESTATE TAXES:** \$1126.66.  
**LOCATION:** From Atlanta Kansas, 4 Miles East on 32nd Rd.  
**EARNEST MONEY:** \$35,000.



## TRACT SIX



**DESCRIPTION:** 240+- acres with rolling Flint Hills terrain, heavily timber lined draw, 2 ponds, and blacktop frontage. Very nice high quality native Flint Hills pasture throughout. This tract offers high quality Agriculture and Hunting.

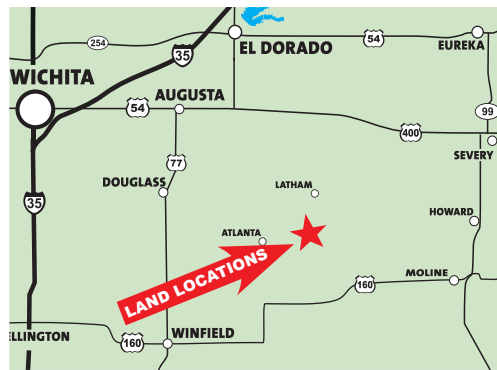
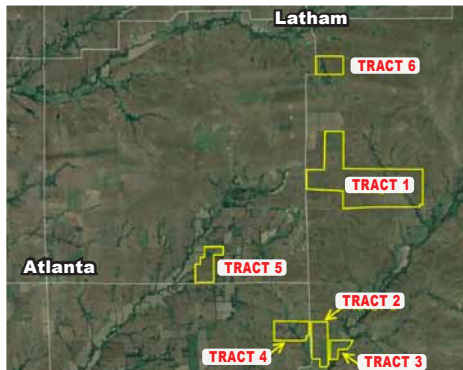
**2018 REAL ESTATE TAXES:** \$595.38.

**LOCATION:** South of Latham Kansas 1 mile on Quivera Rd.

**EARNEST MONEY:** \$35,000.



**TERMS:** Earnest money is specified for each tract 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 May 31, 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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3475+- ACRES KANSAS FLINT HILLS LAND -  
 6 TRACTS - CATTLE GRAZING & HUNTING LAND

# AUCTION

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

**Friday, April 26, 2019 • 2:00 P.M.**

**AUCTION LOCATION:** Butler County Community Bldg., 200 N. Griffith, El Dorado, KS  
 DEBBIE A. BOWMAN REVOCABLE TRUST, SELLER



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

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

**SUNDGREN**  
 REALTY, INC.

218 East Central Ave, El Dorado, KS 67042  
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**JEREMY SUNDGREN**  
 ASSOCIATE BROKER  
 AND AUCTIONEER  
**316-377-0013**

**PHILLIP SOLORIO**  
 REALTOR  
**316-323-0218**



## TRACT ONE



**DESCRIPTION:** 2160+- acres in the heart of the Flint Hills in Northern Cowley County and Southern Butler County, Kansas. This Ranch has 11 ponds, over 1 3/4 miles of beautiful rock bottom Franklin Creek, several spring fed and wet season draws, and a windmill. There is 80+- acres of cool season Brome grass, with the balance being mostly Native Flint Hills pasture with some fescue along the creek. Good working livestock pens are located at the headquarter and along the blacktop at the West end of the Ranch. All this and Oil Income!

**IMPROVEMENTS:** The 1504 square foot Brick house built in 1980 has 2 bedrooms, 2 bathrooms, living room, large kitchen/dining area, main floor laundry, and a full unfinished basement. Water is provided by a well, the house is serviced by a septic tank, and the house has a Generac backup generator. In addition to the 1 car attached garage on the house, there is a 50' x 32' detached garage with 3 overhead doors and concrete floor. Other buildings include a 60' x 40' farm utility building, 58' x 48' old barn, and other misc. utility buildings.

**2018 REAL ESTATE TAXES:** \$9005.78.

**LOCATION:** 4 1/4 miles south of Latham on Stony Creek Rd (281st Rd). The headquarters is 2 1/2 Miles East of 281st Rd on 12th Rd.

**EARNEST MONEY:** \$350,000.



## TRACT TWO

**DESCRIPTION:** 345+- acres with a 120' x 48' Farm Utility Building, livestock working pens, and 6 good ponds. This property is cross fenced into 6 different units to allow rotational grazing on Brome and Native pasture. The north draw has a real high quality spring that provides a constant water supply in the portion of the pasture. Access is provided by blacktop all along the West, and Township gravel road along the North and East. The large building has 40 feet of concrete, an office, tack room, bathroom, and a Generac backup generator. The bathroom is connected to a lagoon. Heat is provided to the office area by propane. Water is provided by a rural water meter. This Headquarters is an excellent setup for any kind of livestock operation. With such a beautiful 360 degree view of the Flint Hills, this location



would make an excellent building site. Purchase this Tract along with Tracts 3 & 4 and you have a contiguous Ranch!

**2018**

**REAL ESTATE TAXES:** \$3491.36 total for Tracts 2 & 3 combined.

**LOCATION:** From Cambridge Kansas, North on 281st Rd 6 1/2 Miles.

**EARNEST MONEY:** \$35,000.



## TRACT THREE

**DESCRIPTION:** 130+- acres of tillable creek bottom ground with 1/4 mile of Gardner's Branch of Goose Creek. The balance of the property is Brome grass and some timber along the creek. There is a pond which allows livestock grazing on the Brome grass, plus a really nice set of livestock working pens. If Brome grass hay ground or grazing doesn't fit your program, this property would provide excellent row crop yields.



**2018**

**REAL ESTATE TAXES:** \$3491.36 total for Tracts 2 & 3 combined.

**LOCATION:** Across 285th Rd east of Tract 2.

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



## TRACT FOUR

**DESCRIPTION:** 304+- acres of native pasture, Brome, timber, 8/10 mile of Goose Creek, and 4 ponds. Access is provided by blacktop frontage on the East and Township gravel roads on the North and West. This property offers extreme elevation changes and all the amenities needed to attract and hold high quality wildlife including Kansas Whitetail Deer. There is a nice set of livestock working pens located at the West end of the property. If you are looking for a diverse property with both Agriculture and Hunting/ Recreation, this property will not disappoint!



**LOCATION:** Across 281st Rd west of Tract 2.

**2018 REAL ESTATE TAXES:** \$1356.72.

**EARNEST MONEY:** \$35,000.

