

160+- ACRES GREENWOOD COUNTY, KANSAS LAND
NEAR SEVERY KANSAS

AUCTION

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Wednesday, August 12, 2015 • 6:00 P.M.

AUCTION LOCATION: 301 N. Main, Eureka, Kansas 67045

HIGHLIGHTS:

160+- ACRES OF GREENWOOD COUNTY, KANSAS PASTURE, HAY MEADOW, TIMBER, AND 3 PONDS. THE TIMBER AND GENTLY ROLLING TERRAIN MAKE THIS PROPERTY IDEAL FOR EXCELLENT DEER, TURKEY, AND QUAIL HUNTING!



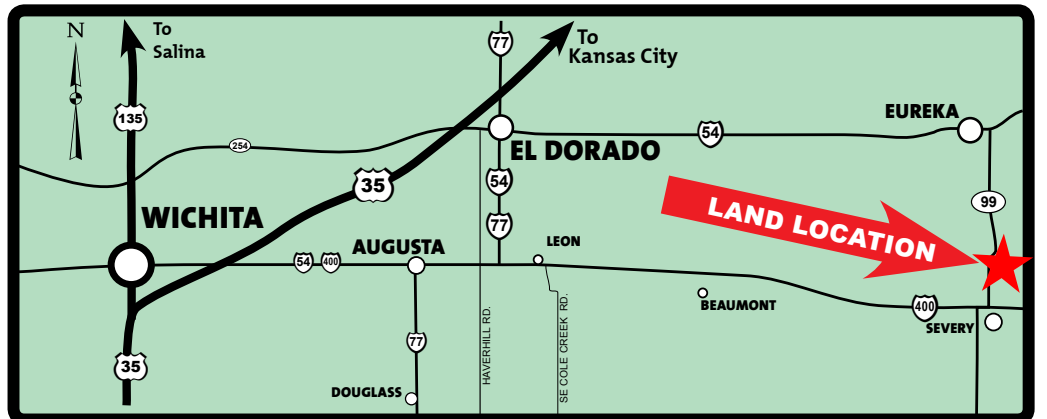
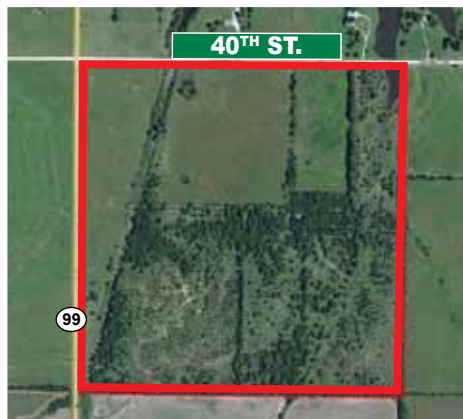
PROPERTY DESCRIPTION: 160+- acres of Greenwood County, Kansas pasture, hay meadow, timber, and 3 ponds. The timber and gently rolling terrain make this property ideal for excellent deer, turkey, and quail hunting. This high quality pasture and heavily timbered property is surrounded by tillable ground, making it the perfect cover for bedding animals. The south and east boundaries are lined with hedge rows, and there are several well established hedge rows mixed in with the heavy timber in the interior of the property. When looking for quality tracts of land, a combination of agricultural income and recreation are the best attributes to invest in for enjoyment and long term appreciation potential. The west boundary of the property is HWY 99, providing great access. The north boundary is a gravel township road. One of the ponds is the southern most neck of a large lake across the road, making for good fishing, especially during the spring spawn. The seller owns 1/2 of the mineral rights which will transfer with the surface rights to the buyer.

LAND LOCATION: From Severy, Kansas north on HWY 99 1 1/2 mile.

LEGAL DESCRIPTION: The Northwest Quarter of Section 32, Township 27 South, Range 11 East of the 6th P.M., Greenwood County, Kansas. Subject to public road.

2014 REAL ESTATE TAXES:
\$235.82.

TERMS: Earnest money is \$25,000 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 September 14, 2015. 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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