

363 ACRES SEDGWICK COUNTY KANSAS LITTLE ARKANSAS
RIVER TILLABLE BOTTOM GROUND

AUCTION

www.sundgren.com

Friday, December 3, 2021 • 2:00 P.M.

AUCTION LOCATION: American AgCredit

4105 N. Ridge Rd., Wichita, KS 67205

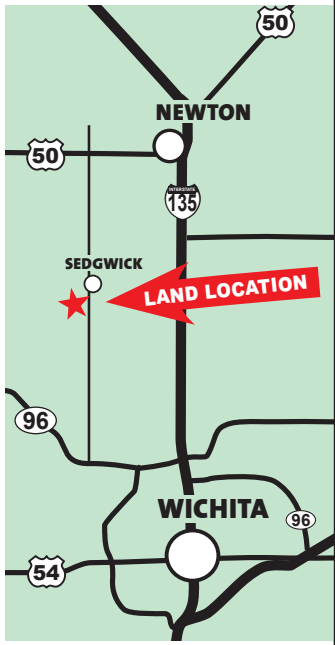
CONNIE L. WOODARD TRUST AND CHARLES R. WOODARD TRUST, SELLERS



PROPERTY DESCRIPTION:

363+- acres of premium Little Arkansas River tillable bottom ground between Wichita and Sedgwick in Sedgwick County, Kansas.

Access is provided by nearly 1 mile of blacktop frontage along the east boundary. Over 1 mile of the Little Arkansas River makes up a portion of the west boundary offering bonus recreation from hunting and fishing.



Tremendous opportunity to Invest In The Best! Invest In Land!

LAND LOCATION: From HWY 96 in Wichita, north on Ridge Rd. 9 miles to the property (southwest edge of Sedgwick)

LEGAL DESCRIPTION: Long legal available upon request.

2020 REAL ESTATE TAXES: \$2567.38



TERMS: Earnest money is \$100,000 due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on January 7, 2022. 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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