

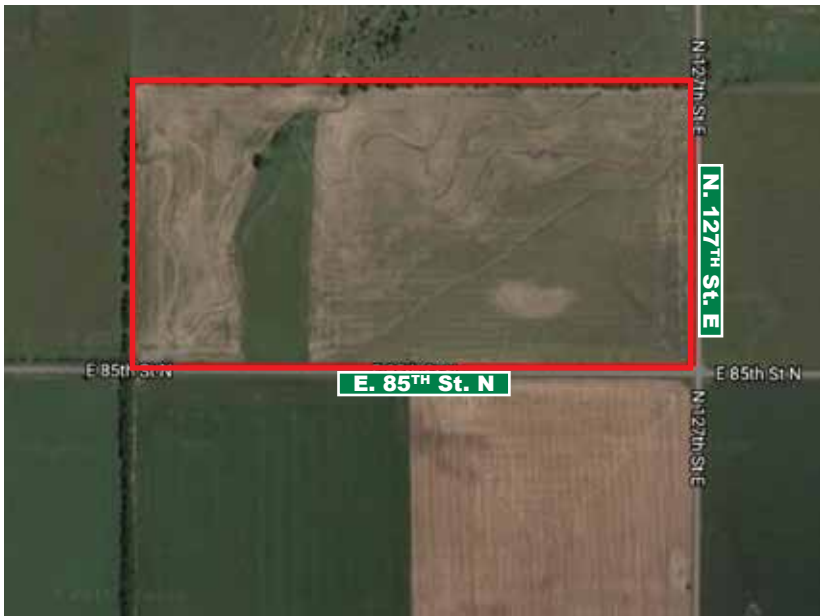
80+- ACRES SEDGWICK COUNTY, KANSAS
TILLABLE LAND FOR SALE

AUCTION

www.sundgren.com

Thursday, February 23, 2017 • 6:00 P.M.

**AUCTION LOCATION: Benton Community Building
125 S. Main St., Benton, Kansas**

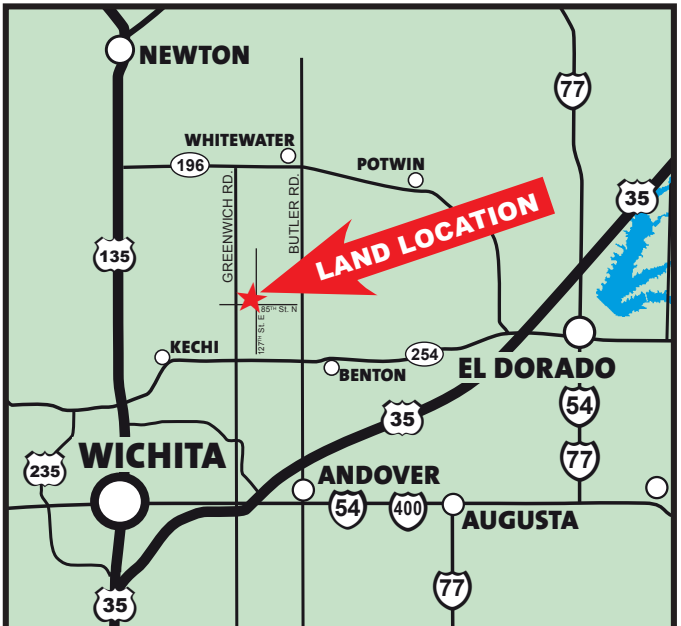


PROPERTY DESCRIPTION: 80+- acres consisting of mostly all tillable land in a prime area of Northeast Sedgwick County, Kansas. Utilities are available. This nice property is located just 1/2 mile from blacktop. According to the FSA office, there are 69 acres of tillable with the balance being native pasture. The property is currently planted to Wheat. Full possession of the property will be given after the 2017 Wheat harvest. The Buyer will receive the landowners 1/3 of the Wheat crop. Take a look at this opportunity to expand your farming operation, build a rural residence, or Invest in Land!

LEGAL DESCRIPTION: The South half of the Southeast Quarter of Section 27, Township 25 South, Range 2 East of the 6th P.M., Sedgwick County, KS.

LAND LOCATION: From HWY 254 between Kechi and Benton, 3 miles North on Greenwich Rd to 85th St N, 1/2 mile East.

2016 REAL ESTATE TAXES: \$521.00.



TERMS: Earnest money will be \$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 March 24, 2017. 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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