

160+- ACRES GREENWOOD COUNTY
KANSAS LAND & EQUIPMENT AUCTION

AUCTION

www.sundgren.com

Saturday, February 25, 2017 • 10:00 A.M.

AUCTION LOCATION: 849 30th St., Piedmont, KS 67122

PROPERTY OF BETSY SMITH

REAL ESTATE AUCTION



PROPERTY DESCRIPTION: 160+- acres of excellent quality native Flint Hills pasture with 4 ponds, gently rolling terrain, timber lined spring fed draw, and improvements. This tract of land has most recently been utilized as hay meadow but is set up nicely for rotational cattle grazing. The pasture is cross fenced into different grazing units and has a nice set of working livestock pens. The spring fed timber lined draw offers good winter cover and acts as an excellent traffic way for wildlife including Kansas Whitetail Deer, Turkey, and Quail.

IMPROVEMENTS: A very nicely set up homestead features a 3+ bedroom 1 bath home on rural water and a 50' x 30' insulated metal building with concrete floor, electric, and a small office. The house is heated by central HVAC, a wood burning stove, and propane. Other buildings include a 36' x 60' hay barn/equipment storage building, 48' x 16' lean-to, and several other misc. utility buildings. The long gated driveway allows for a beautiful, secluded, and secure setting. The view of the two stocked clear water fishing ponds from the front porch looking east is fabulous!

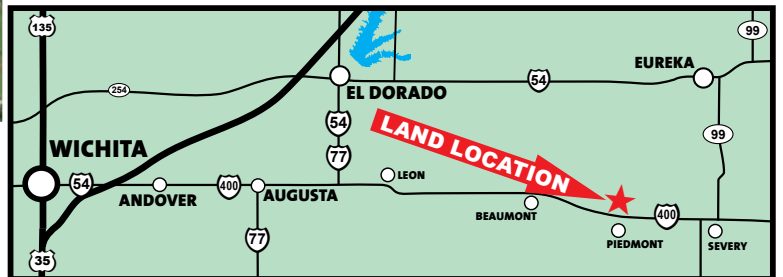
LEGAL DESCRIPTION: The Southeast Quarter of Section 36, Township 27 South, Range 9 East of the 6th P.M., Greenwood County, Kansas.

2016 REAL ESTATE TAXES: \$1324.78.

LAND LOCATION: From HWY 400 at Piedmont Kansas, North on K Rd. 1 Mile.



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 27, 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.



PERSONAL PROPERTY



BOATS

3 Coleman Canoes with Trailer, one is a 1970's Coca Cola Sponsored Canoe
Scamp Boat & Trailer, 2 Man

TRACTOR

John Deere 1520, GB 800
Loader Workmaster with Canopy, 097512T

EQUIPMENT & MISC.

Log Splitter, Swisher 22 Tons
Splitting Force, 6 3/4 Briggs
Squealer Bush Hog SQ720 6 1/2
Danuser 3pt Post Hole Digger
7' 3pt Blade
Fimco 40 Gallon
Boom Sprayer
Turtle Trap
A Frame

12' Gate
7' Sickle Mower
Overhead Fuel Tank, Gas
Tire Chains
Dog Pen & Dog House
Furniture
Firewood
55 Gallon Drum Hydraulic Oil
John Deere LA 125 Riding
Mower (Burns Oil) 36"

THERE WILL BE MISC. ITEMS AND TOOLS TOO NUMEROUS TO MENTION



VEHICLE

2000 1 Ton F350 XL Super Duty,
50,566 miles, 2WD Economy Flat
Bed, Triton V8

ATV

Kawasaki Mule 610 4WD, 32.4 Hours

BUILDING

11' x 12' Portable Building

JOE SUNDGREN
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