

623+- ACRES CHASE COUNTY KANSAS FLINT HILLS LAND FOR SALE

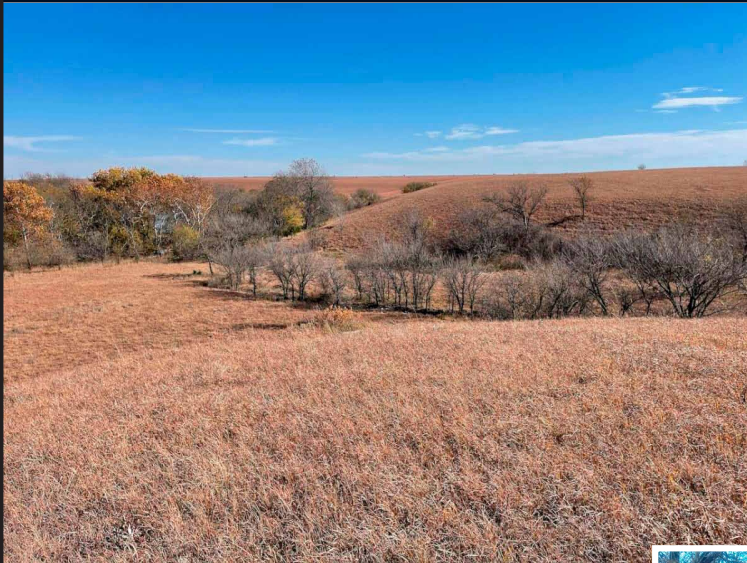
AUCTION

www.sundgren.com

Friday, February 4, 2022 • 2:00 P.M.

**AUCTION LOCATION: Cottonwood Falls Community Building
1715 210TH Rd., Cottonwood Falls, KS 66845 (Swope Park)**

SARAH JANE GREINER AND THE WINEGARDNER 2004 REVOCABLE TRUST, SELLERS



PROPERTY DESCRIPTION: 623+- acres of beautiful scenic native Flint Hills pasture in Chase County, Kansas. Water sources include 3 ponds, spring fed draws, and the upper neck of a Watershed Lake. Chase County, Kansas is known for the scenic Flint Hills, and this property is no exception. Large elevation changes, excellent quality native bluestem pasture, limestone rock outcrop formations, and scenic views provide the character and beauty you would expect from this region of Kansas. Wildlife is abundant, featured in our picture gallery below with excellent quality Kansas Whitetail Deer and a nice sized covey of Quail! Invest in the best, invest in Chase County, Kansas, and Invest In Land!

LAND LOCATION: From HWY 77 east of Marion, east on HWY 56 9 miles to C Rd, north 1 mile to the

property OR from HWY 50 southwest of Elmdale, west on HWY 56 7 miles to C Rd, north 1 mile to the property.

LEGAL DESCRIPTION: The Southwest Quarter (SW 1/4) of Section 18, and the West Half (W 1/2) of Section Nineteen 19, and all that part of the Southeast Quarter (SE 1/4) of Section 19 lying West of the Chase County Road #191 now known as Road "C" all in Township 19 South, Range 6 East of the 6th P.M. in Chase County, Kansas

2021 REAL ESTATE TAXES: \$2470.44

MINERAL RIGHTS AND OIL PRODUCTION: Mineral rights owned by the Seller will transfer to the Buyer at closing, believed to be 100%. Seller receives a 1/8 royalty income. Recent production: 2019 – 2160 total barrels, 2020 – 1852 total barrels.



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 or before March 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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