

55.8 ACRES HARVEY COUNTY KANSAS FARM GROUND,  
CREEK, TIMBER & BUILDING NEAR WHITEWATER

# AUCTION

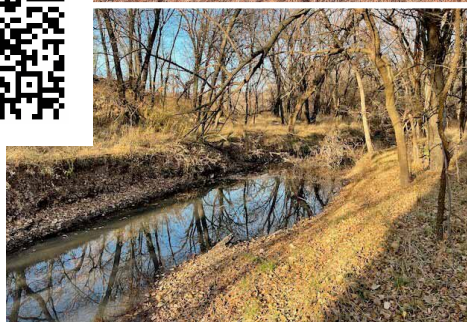
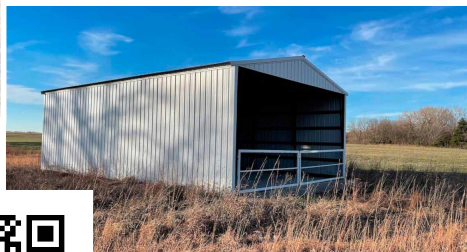
[www.sundgren.com](http://www.sundgren.com)

**Thursday, January 20, 2022 • 6:00 P.M.**

**AUCTION LOCATION: American Legion**

108 E. Topeka St., Whitewater, KS 67154

**JOY A. WILSON TRUST, SELLER**



**PROPERTY DESCRIPTION:** 55.8 acres of quality Harvey County, Kansas tillable farm ground located just northwest of Whitewater. This property has good agriculture production approximately 49 acres currently planted to Wheat. The balance of the property is creek, pasture, and timber. Good quality mature trees are established on the property, including some beautiful Walnut trees along the creek. The south boundary of the property is an abandoned railroad track grown up into pasture, trees, and brush offering excellent habitat for wildlife. The property includes a 40' x 24' metal building with concrete floor and roughed in plumbing for a bathroom. Rural water and electric are present along the gravel road frontage. Just 1/4 mile from blacktop HWY 196! Invest In Land!



**LAND LOCATION:** From Whitewater, Kansas west on HWY 196 to S. East Lake Rd, north 1/4 mile to the property.

**LEGAL DESCRIPTION:** SE/4 Section 9, Township 24 South, Range 2 East of the 6th PM, Harvey County, Kansas lying north of the Railroad ROW, Less ROW. Long exact legal available upon request.

**2021 REAL ESTATE TAXES:** \$812.58

**POSSESSION:** Possession of the property will be at closing subject to tenants rights to harvest the growing wheat crop.

**RURAL WATER:** There is a Harvey County Rural Water District #1 3" water line along the east boundary of the property across the road. Cost of a meter is \$4,000 and the construction and placement of a meter would require a road bore.

**TERMS:** Earnest money is \$20,000 due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on February 21, 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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