

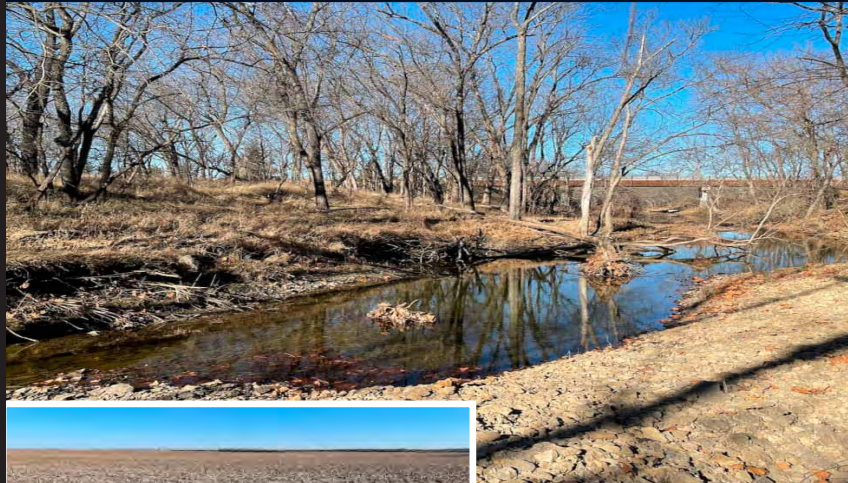
2004+- ACRES COFFEY COUNTY, KANSAS LAND AUCTION
SELLING IN 16 TRACTS

AUCTION

www.sundgren.com

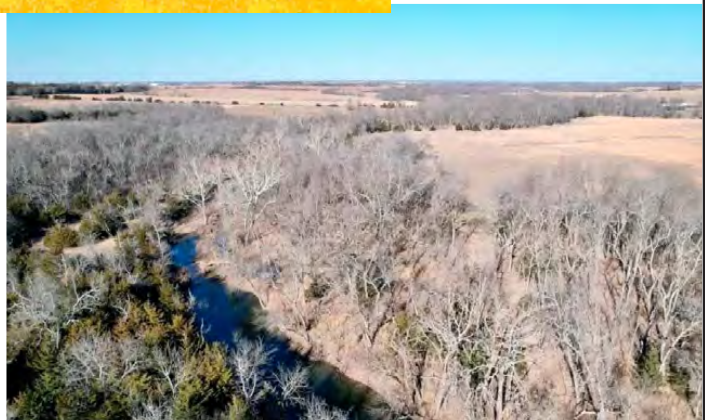
Friday, January 28, 2022 • 2:00 P.M.

AUCTION LOCATION: Kelley Hall, 615 S Third St., Burlington, KS 66839
BRENDA J. LYMAN TRUST, PAIGE WESTFALL, PAULETTE LYMAN TRUST, SELLERS



 **SUNDGREN**
REALTY Inc.

2,004 ACRES, 16 TRACTS
COFFEY COUNTY, KANSAS LAND



JOE SUNDGREN
BROKER
AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR AND AUCTIONEER
316-322-5391

JOEL MORRIS
REALTOR
316-706-9587

 **SUNDGREN**
REALTY Inc.

218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER
316-377-0013

PHILLIP SOLORIO
REALTOR
316-323-0218

BARRETT SIMON
AUCTIONEER AND REALTOR
316-452-1792

TRACT 1

PROPERTY DESCRIPTION:

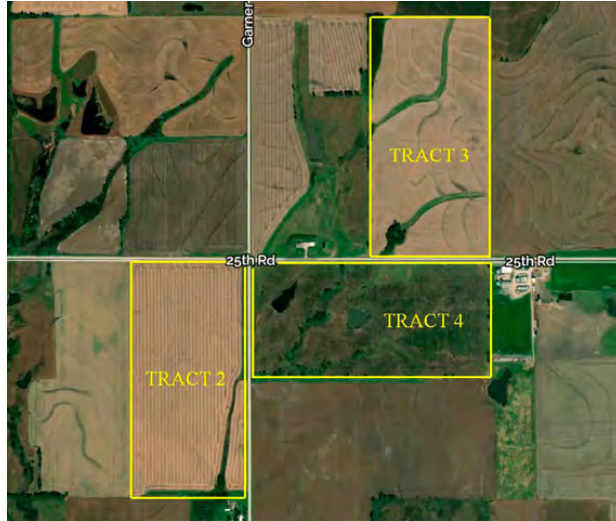
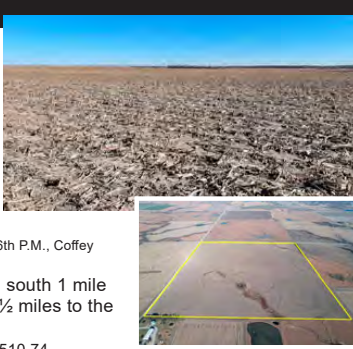
160+- acres of upland tillable ground southwest of Lebo, KS at the corner of Dobbin Rd and 25th Rd. Great opportunity to expand your agriculture production operation or Invest In Land!

LEGAL DESCRIPTION: The Northwest Quarter of Section 20, Township 19 South, Range 14 East of the 6th P.M., Coffey County, Kansas.

LAND LOCATION: From Lebo, south 1 mile on Fauna Rd to 25th Rd, west 1½ miles to the property.

2021 REAL ESTATE TAXES: \$510.74

EARNEST MONEY: \$35,000



TRACT 2:

**PROPERTY DESCRIPTION:**

80+- acres of upland tillable ground south of Lebo, KS at the corner of Garner Rd and 25th Rd. Excellent opportunity to enter the agriculture production sector, expand your existing operation, or Invest In Land!

LEGAL DESCRIPTION: The East Half of the Northeast Quarter of Section 22, Township 19 South, Range 14 East of the 6th P.M., Coffey County, KS

LAND LOCATION: From Lebo south 1 mile on Fauna Rd to 25th Rd, west ¾ mile to the property.

2021 REAL ESTATE TAXES: \$938.40

EARNEST MONEY: \$25,000



TRACT 3:

PROPERTY DESCRIPTION: 80+- acres of upland tillable ground south of Lebo, KS ¼ mile east of Garner Rd on 25th Rd. This property has some bonus recreation value with 2 pockets of timber, one in the southwest corner and the other in the northwest corner of the property. Great opportunity to expand your agriculture operation and Invest In Land!

LEGAL DESCRIPTION: The East Half of the Southwest Quarter of Section 14, Township 19 South, Range 14 East of the 6th P.M., Coffey County, Kansas.

LAND LOCATION: From Lebo, south on Fauna Rd 2 miles to 25th Rd, east 1 mile to the property.

2021 REAL ESTATE TAXES: \$930.70

EARNEST MONEY: \$25,000



TRACT 4:

PROPERTY DESCRIPTION: 80+- acres of native pasture with 2 good ponds south of Lebo, KS at the corner of Garner Rd and 25th Rd. Fences are above average on all sides. There is electricity along the west boundary and across the road north of the property. Good township road access along the north and west of the property.

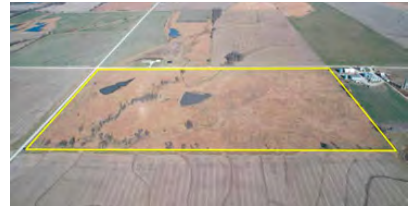
LEGAL DESCRIPTION:

The North Half of the Northwest Quarter of Section Twenty-three (23), all in Township Nineteen (19), Range Fourteen (14) of the 6th P.M., Coffey County, Kansas

LAND LOCATION: From Lebo, south on Fauna Rd 2 miles to 25th Rd, east 1¼ miles to the property.

2021 REAL ESTATE TAXES: \$245.84

EARNEST MONEY: \$25,000



TRACT 5:

PROPERTY DESCRIPTION:

80+- acres of timber, pasture, and creek along HWY 75 between Lebo, KS and Waverly KS. This diverse property has areas utilized for hay meadow, as well as some heavy timber and a small creek with nice clear water. Excellent access provided by



blacktop frontage. Great opportunity to purchase a tract of Coffey County, Kansas land with a combination of agriculture and recreation appeal!

LEGAL DESCRIPTION: The North Half of the Southeast Quarter of Section 22, Township 19 South, Range 15 East of the 6th P.M., Coffey County, KS

LAND LOCATION: From I-35 Exit 155 at Beto Junction, south on HWY 75 3¼ miles.

2021 REAL ESTATE TAXES: \$372.54

EARNEST MONEY: \$25,000

KANSAS DEER MANAGEMENT UNIT: 14



TRACT 6:

PROPERTY

DESCRIPTION: 63.7+- acres of timber, pasture, and creek at the intersection of HWY 75 and 25th Rd between Lebo, KS and Waverly Ks. Unique opportunity to own a diverse land tract with blacktop frontage, over ¼ mile of a



branch of Long Creek, pasture, and concentrated areas of heavy timber. There is a hedge row along most of the east boundary. There is 7.13 acres enrolled in the CRP program. Access along the north is a township road.

Kansas Whitetail Deer, Turkeys, and Quail are common on this land tract, plus winter Waterfowl in the creek! This property would make a great future home building site, hunting and recreation property, or another great chance to Invest In Land!

LEGAL DESCRIPTION: The West Half of the Northwest Quarter of Section Twenty-three (23) Township Nineteen (19) South, Range Fifteen (15) East, of the 6th P.M., Coffey County, Kansas.

LAND LOCATION: From I-35 Exit 155 at Beto Junction, south on HWY 75 2¼ miles.

2021 REAL ESTATE TAXES: \$246.40

EARNEST MONEY: \$25,000

KANSAS DEER MANAGEMENT UNIT: 11

TRACT 7:**PROPERTY DESCRIPTION:**

103.2+- acres of timber, pasture, and 1 pond along Old HWY 50 (26th Rd) between Lebo, KS and Waverly, KS. This tract has been utilized at mowland for hay production. Access is provided by blacktop highway all along the south boundary of the property. In addition to abundant wildlife, this property would be a great future home building site for your primary residence or weekend retreat! Invest In Land!

LEGAL DESCRIPTION: The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twelve (12), and Lot Three (3), and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twelve (12), all in Township Nineteen (19), South of Range Fifteen (15), East of the Sixth Principal Meridian, Coffey County, Kansas.

LAND LOCATION: From I-35 Exit 155 at Beto Junction, south on HWY 75 1 1/4 miles to Old HWY 50 (26th Rd), east 1 1/4 miles to the property.

2021 REAL ESTATE TAXES: \$373.46 **EARNEST MONEY:** \$25,000

KANSAS DEER MANAGEMENT UNIT: 11

**TRACT 9:**

PROPERTY DESCRIPTION: 120+- acres of timber, pasture, and 2 ponds at the intersection of Old HWY 50 and Native Rd between Lebo, KS and Waverly, KS. Access all along the north 1/2 mile is blacktop, and along the west is a township road. Most recent use of the property has been concentrations and scattered areas of brush and timber make this excellent wildlife habitat. Fences range from fair to average. Invest In Land!

LEGAL DESCRIPTION: The Northwest Quarter, LESS the Southwest Quarter of the Northwest Quarter of Section Thirteen (13), Township Nineteen (19) South, Range Fifteen (15) East of the 6th P.M., Coffey County, Kansas

LAND LOCATION: From I-35 Exit 155 at Beto Junction, south on HWY 75 1 1/4 miles to Old HWY 50, east 1 mile to the property.

2021 REAL ESTATE TAXES: \$352.80 **EARNEST MONEY:** \$25,000

DEER MANAGEMENT UNIT: 11

**TRACT 10:**

PROPERTY DESCRIPTION: 297.2+- acres pasture and trees with over 1/2 mile of Sand Creek and a wet weather draw running through the property.

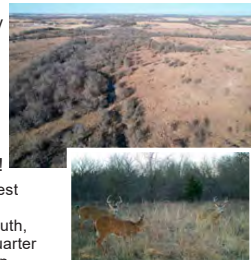
Two stock ponds provide additional water for livestock. Location is between Oxen Rd and Planter Rd along Old HWY 50 between Lebo, KS and Waverly, KS. This half section of land has been most recently utilized for cattle grazing. The entire north boundary is 1 mile of blacktop frontage. Township road borders the property along the east. Great opportunity to expand your livestock operation and have some bonus hunting and recreation! Invest In Land!

LEGAL DESCRIPTION: The Northwest Fractional Quarter (NW Fr. 1/4) of Section Eighteen (18), Township Nineteen (19) South, Range Sixteen (16); and the Northeast Quarter (NE 1/4) of Section Eighteen (18), Township Nineteen (19) South, Range Sixteen (16) East of the 6th P.M., Coffey County, Kansas, less land deeded for highway purposes

LAND LOCATION: From I-35 Exit 155 at Beto Junction, south on HWY 75 1 1/4 miles to Old HWY 50, 2 miles east to the property.

2021 REAL ESTATE TAXES: \$970.82 **EARNEST MONEY:** \$45,000

KANSAS DEER MANAGEMENT UNIT: 11

**TRACT 11:**

PROPERTY DESCRIPTION: 160+- acres of pasture with scattered trees and 2 ponds west of Waverly, KS at the corner of Oxen Rd and 25th Rd. Fences are fair to average. There are remnants of an old homestead

in the southeast corner. Electric runs all along the south. Good cattle grazing tract

of land with some bonus recreation, Kansas Whitetail Deer, and Waterfowl habitat. Invest In Land!

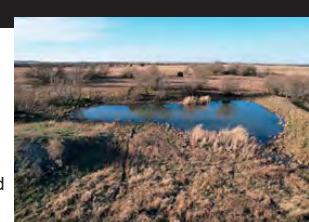
LEGAL DESCRIPTION: The Southeast Quarter of Section Thirteen (13), Township Nineteen (19) South, Range Fifteen (15) East of the 6th P.M., Coffey County, Kansas, EXCEPT a tract of land lying in the SE 1/4 of Section Thirteen (13), Township Nineteen (19), Range

Fifteen (15), Coffey County, Kansas Beginning at the Southeast corner of the above described Section, thence West 20 feet, thence Northeasterly on a curve to the right to a point 20 feet North of the Southeast corner of the above described Section, thence South 20 feet to the place of beginning, less the right of way of the public road thereon.

LAND LOCATION: From I-35 Exit 155 at Beto Junction, south on HWY 75 2 1/4 miles to 25th Rd, 1 1/2 miles east to the property.

2021 REAL ESTATE TAXES: \$433.30 **EARNEST MONEY:** \$35,000

KANSAS DEER MANAGEMENT UNIT: 11

**TRACT 12:**

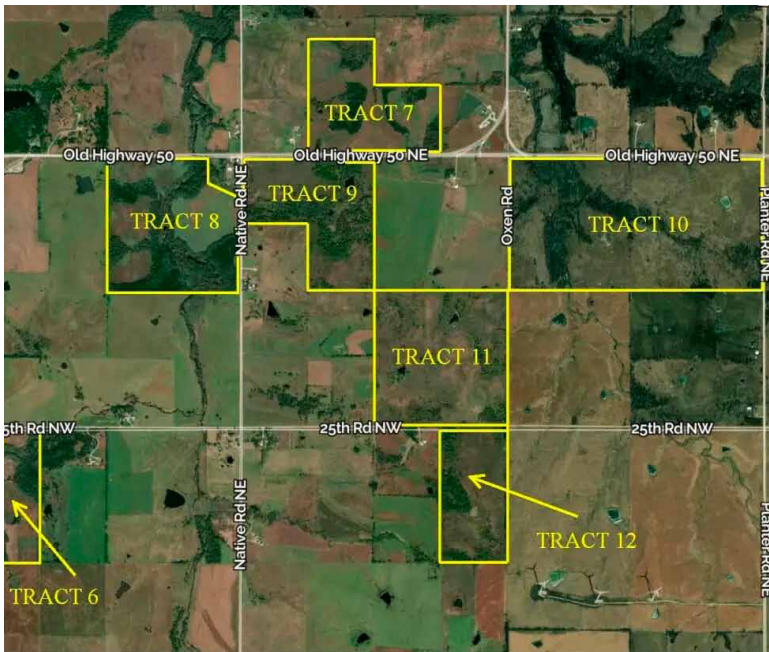
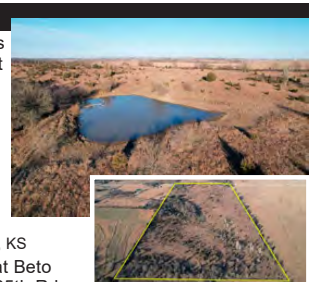
PROPERTY DESCRIPTION: 80+- acres of pasture and timber with 1 pond straight west of Waverly, KS at the intersection of Oxen Rd and 25th Rd. Fences are fair to average and there is a set of old pens. Road access and electric run along the north boundary of the property.

LEGAL DESCRIPTION: The East Half of The Northeast Quarter of Section Twenty-four (24), Township Nineteen (19) South, Range Sixteen (16) East of the 6th P.M., Coffey County, KS

LAND LOCATION: From I-35 Exit 155 at Beto Junction, south on HWY 75 2 1/4 miles to 25th Rd, 1 1/2 miles east to the property.

2021 REAL ESTATE TAXES: \$260.28 **EARNEST MONEY:** \$15,000

KANSAS DEER MANAGEMENT UNIT: 11

**TRACT 8:**

PROPERTY DESCRIPTION: 149+- acres of timber and pasture at the intersection of Old HWY 50 and Native Rd between Lebo, KS and Waverly, KS. Over 1/2 mile of Long Creek runs right through the center of the property! All areas utilized for agriculture are a mixture of cool season and native grasses, most recently utilized as mowland. Electric lines run along the north and east of the property. Access all along the north is blacktop, plus there is township road access along the east. Great Kansas Whitetail Deer, Turkey, and Quail population on this property! Invest In Land!

LEGAL DESCRIPTION: The Northeast Quarter (NE 1/4) of Section Fourteen (14), Township Nineteen (19) South, Range Fifteen (15), East of the 6th Principal Meridian, less a tract of eight acres described as follows: Commencing at a stake on the South line of Highway No. 50, at the Northeast Corner of the Northeast Quarter of Section Fourteen (14), in Township Nineteen (19) South, of Range Fifteen (15), East of the Sixth Principal Meridian, running thence South along the East Line of said Quarter Section, Eight Hundred (800) feet, thence in a Northwesterly direction Seven Hundred Fifty (750) feet, to a point on the East Bank of the old creek bed, said point being Five Hundred (500) feet South of the North line of said Quarter Section, thence North Five Hundred (500) feet to the North line of said line of said Quarter Section, thence North Five Hundred (500) feet to the North line of said Quarter Section, thence East along the North line of said Quarter Section Six Hundred Fifty (650) feet to the place of beginning, Coffey County, Kansas.

LAND LOCATION: From I-35 Exit 155 at Beto Junction, south on HWY 75 1 1/4 miles to Old HWY 50 (26th Rd), 1/2 mile east to the property.

2021 REAL ESTATE TAXES: \$777.76 **EARNEST MONEY:** \$35,000

KANSAS DEER MANAGEMENT UNIT: 11



TRACT 13:**PROPERTY DESCRIPTION:**

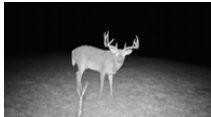
160+- acres of tillable, pasture, and timber with a pond and small creek located southwest of Waverly, KS at the corner of Planter Rd and 23rd Rd. This diverse property offers a combination of agriculture uses with excellent recreation and wildlife habitat. There are 69.92 acres of tillable. Invest In Land!

LEGAL DESCRIPTION: The Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township Nineteen (19) South, Range Sixteen (16) East of the Sixth Principal Meridian, less road right of way, Coffey County, Kansas

LAND LOCATION: From I-35 Exit 155 at Beto Junction, south on HWY 75 5 1/4 miles to 22nd Rd, 3 miles east to Planter Rd, 1/2 mile north to the property.

2021 REAL ESTATE TAXES: \$964.06 **EARNEST MONEY:** \$35,000

KANSAS DEER MANAGEMENT UNIT: 11

**TRACT 14:**

PROPERTY DESCRIPTION: 160+- acres of mostly all tillable farm ground southeast of Burlington, Kansas at the intersection of Quail Rd and 9th Rd. This quality farm ground offers an excellent opportunity to expand your southeast Coffey County, Kansas farming operation. With a little bit of water and trees on the property, there is some bonus



recreation appeal. Invest In Land!

LEGAL DESCRIPTION: The Northeast Quarter of Section Eight (8), Township Twenty-two (22) South, Range Sixteen (16) East of the 6th P.M., Coffey County, Kansas

LAND LOCATION: From Burlington east on Neosho St (11th Rd) 1 mile, south 3/4 mile, east

3 miles to Quail, south 2 miles to the property.

2021 REAL ESTATE TAXES: \$1,244.74

EARNEST MONEY: \$40,000

**TRACT 15:****PROPERTY DESCRIPTION:**

150.8+- acres east of LeRoy, KS at the intersection of Wayside Rd and 3rd Rd. There are 120.55 acres of tillable farm ground, 16.04 acres of hay meadow, and 4.03 acre enrolled in the CRP program. Excellent access is provided by blacktop road on both the east and south boundaries of the property. This high quality tract of land would made an excellent addition to your agriculture production operation or another great opportunity to Invest In Land!



LEGAL DESCRIPTION: The Southeast Quarter (SE1/4) of Section Five (5) Township Twenty-three (23), Range Seventeen (17) of the 6th P.M., Coffey County, Kansas, EXCEPTING a tract described as follows: Commencing at the Southeast corner of the West Half of the Southeast Quarter (W1/2 SE1/4) of said Section Five (5), Township Twenty-three (23), Range Seventeen (17), thence north 32 rods, thence west 35 rods, thence south 32 rods, thence east 35 rods to place of beginning.

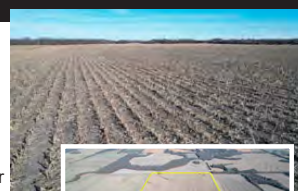


LAND LOCATION: From LeRoy east on HWY 58 4 miles to Wayside Rd, south 1/2 mile to the property.

2021 REAL ESTATE TAXES: \$1,751.18 **EARNEST MONEY:** \$50,000

**TRACT 16:****PROPERTY DESCRIPTION:**

80+- acres of high quality tillable bottom ground located 1/2 mile south of 2nd Rd on Xeric Rd on the Coffey/Woodson County line southwest of LeRoy, KS and straight north of Neosho Falls, KS. This highly productive farm ground presents another great opportunity to expand your existing agriculture production operation or land investment portfolio. Invest In Land!



LEGAL DESCRIPTION: The East Half of the Southeast Quarter of Section Sixteen (16), Township Twenty-three (23) South, Range Seventeen (17) East of the 6th P.M., Coffey County, Kansas

LAND LOCATION: From LeRoy east on HWY 58 5 miles to Xeric Rd, south 2 miles, jog east, south another 1/2 mile to the property.

2021 REAL ESTATE TAXES: \$589.36 **EARNEST MONEY:** \$25,000

TERMS: Earnest money amount is specified under the detailed information link for each tract and 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 February 28, 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, inspections, or appraisal. 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.

