

320 ACRES MCPHERSON COUNTY KANSAS LAND

AUCTION

www.sundgren.com

Wednesday, July 13, 2016 • 6:00 P.M.

AUCTION LOCATION: J.O. SUNDSTROM CONFERENCE CENTER

102 N. Main Street, Lindsborg, KS 67456

PREMER GRANDCHILDREN TRUST, SELLER

OPEN HOUSE - SUNDAY JUNE 26 - NOON to 3:00 P.M.



PROPERTY DESCRIPTION: 320+- acres of rolling native pasture with excellent water and timber. Highlights of this beautiful tract of land include two lakes, one 4 acres and the other 3 acres. Both are spring fed and excellent fishing. Quality hardwood timber includes 100's of mature Walnut trees. The property is leased for cattle grazing until October 15, 2016 and the new owner will receive the lease income! Invest in a diverse tract of land that has a strong combination of cattle grazing income, fishing, and hunting.

LAND LOCATION: From the Smokey Valley Rd Exit on HWY I-35 near Lindsborg, East on the Smokey Valley Rd 8 1/2 miles to 25th Ave., North 2 miles to Wells Fargo Rd, West 1 mile to the property.

LEGAL DESCRIPTION: The East Half of Section 12, Township 17 South, Range 02 East of the 6th PM, McPherson County, Kansas.

2015 REAL ESTATE TAXES: \$554.68.

TERMS: Earnest money is \$50,000 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 August 12, 2016. 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.



WELLS FARGO RD.



JOE SUNDGREN
BROKER AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR
AND AUCTIONEER
316-322-5391


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