

133+- Acres Greenwood County, Kansas Land
Near Madison

AUCTION

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Saturday, July 25, 2015 • 11:00 A.M.

AUCTION LOCATION: Greenwood Hotel, 301 N. Main St., Eureka, Kansas 67045
DUBLIN PROPERTIES LP, SELLER

HIGHLIGHTS:

Beautiful clear water stocked fishing lake, rolling hills, heavy timber, 2 creeks, creek bottom tillable, and excellent hunting and fishing! Rarely will you see a tract of land this size with so much recreational and agricultural diversity!



PROPERTY DESCRIPTION: 133+- acres of beautiful and diverse land in Greenwood County, Kansas near Madison. This tract of land includes a stocked lake with flooded timber, clear water, excellent fishing, and abundant waterfowl. Rolling hills surround the lake on each side with beautiful native pasture currently cut annually for prairie hay. Several draws feed the lake creating fingers perfect for springtime spawning fish. Two creeks meet on the property below the lake with excellent canopy from hardwood timber including Walnut, Oak, Sycamore, and more. One tripod deer stand and 2 ladder stands will remain with the property for the buyers convenience. The deer and turkey hunting on this property are phenomenal! There are currently 9+- acres planted to corn and the buyer will receive the landowners share of the 2015 corn income. The property offers some of the most scenic terrain in Greenwood County. You will be proud to own this diverse recreational tract of land with agricultural use and income.

LAND LOCATION: From Madison, Kansas east on blacktop HWY 58 2½ miles then continue east on gravel road 365th ½ mile, north on AA Rd. 1 mile to 375th, then east 1 mile to the property.

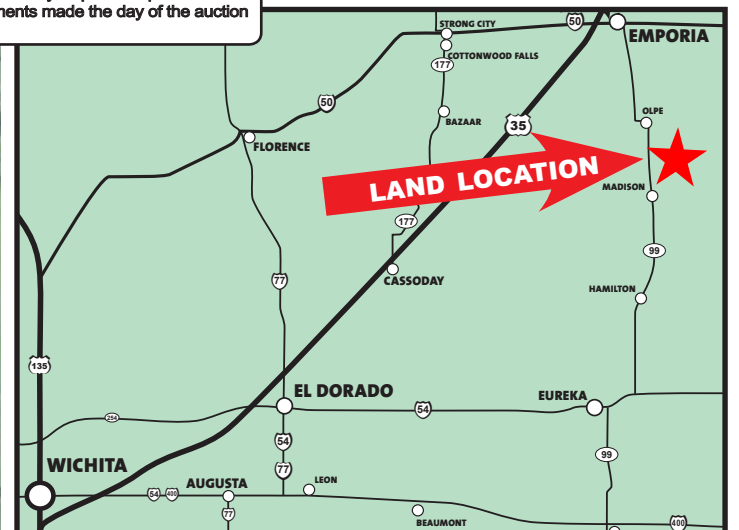
LEGAL DESCRIPTION: All that part of the Southwest Quarter (SW/4) of Section Eleven (11), Township Twenty-two (22) South, Range Twelve (12) East of the 6th P.M. lying South of the public road, Greenwood County, Kansas.

2014 REAL ESTATE TAXES: \$286.20.

OPEN HOUSE SUNDAY, JULY 19 — NOON to 3:00



TERMS: Earnest money is \$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 August 25, 2015. 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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