

40+- ACRES SEDGWICK COUNTY KANSAS TILLABLE LAND FOR  
SALE-AGRICULTURE-COMMERCIAL-DEVELOPMENT

# AUCTION

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

**Friday, June 15, 2018 • 2:00 P.M.**

**AUCTION LOCATION: American AgCredit**

**4105 N. Ridge Rd., Wichita, KS 67205**

**TERESA EASTMAN, SELLER**



**PROPERTY DESCRIPTION:**

40+- acres of excellent quality tillable farm ground currently planted to Wheat. Excellent location at the corner of Hoover Rd and 53rd St N. Great opportunity to purchase productive income producing tillable farm ground with future commercial development potential. Several of the neighboring properties have been utilized for harvesting sand and converted to sand pit lakes, which are desirable for residential and commercial development. Invest in Agriculture and future Development land!

**LEGAL DESCRIPTION:**

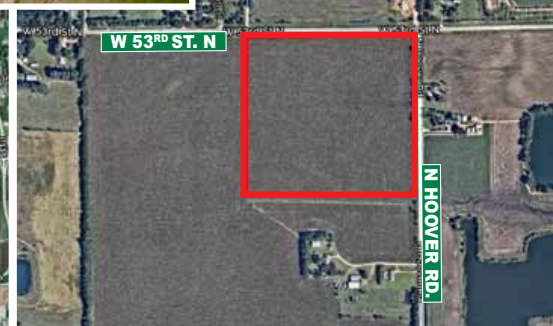
The Northeast Quarter of the Northeast Quarter Section 22, Township 26 South, Range 01 West of the 6th PM, Sedgwick County, Kansas.

**LAND LOCATION:**

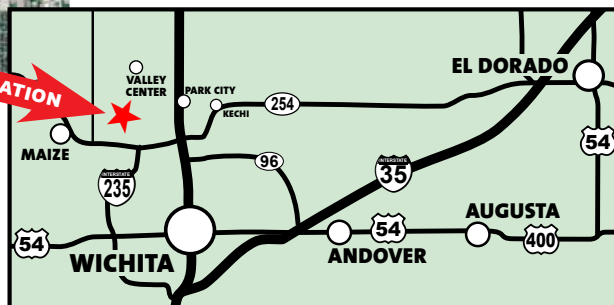
From KS-96 HWY, North  $\frac{7}{8}$  Mile on Hoover Rd.

**2017 REAL ESTATE TAXES:**

\$466.98.



**TERMS:** Earnest money required is \$25,000 due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. There will be a 10% buyers premium added to the high bid to determine the contract price. Closing date shall be on or before July 16, 2018. 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.



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

**JEREMY SUNDGREN**

ASSOCIATE BROKER  
AND AUCTIONEER

**316-377-0013**

**PHILLIP SOLORIO**  
REALTOR

**316-323-0218**