

285+- ACRES GREENWOOD COUNTY, KANSAS  
TILLABLE, CREEK, WILDLIFE & TIMBER LAND

# AUCTION

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**Wednesday, March 23, 2016 • 6:00 P.M.**

**AUCTION LOCATION: Greenwood Hotel, 301 N Main, Eureka KS**  
**LAND LOCATION: From Hamilton, Kansas 4 miles South on HWY 99,**  
**West 1 1/4 Mile on 212th St.**

## TRACT 1



**PROPERTY DESCRIPTION:** 185+- acres of beautiful Kansas Flint Hills farm ground and pasture in Greenwood County. Rare opportunity to purchase a tract of land with 77 acres of highly productive tillable bottom ground. Over 1/2 mile of Homer Creek meanders through this scenic tract of land, offering excellent fishing below several limestone rock gravel bars. Heavy mature timber lines Homer Creek, providing cover for Kansas Whitetail Deer, Turkeys, and Quail. The high quality tillable bottom ground is often covered with feeding ducks and geese in the winter. Large hills jutting up from the edge of the tillable bottom ground fields into native Flint Hills pasture offer scenic views and abundant character. Quality hardwood timber present on the property includes Oak, Walnut, and Sycamore. There is a small amount of CRP that expires in September of 2016.



**LEGAL DESCRIPTION:** 185+- acres in Section Four (4), Township Twenty-five (25) South, Range Eleven (11) AND Section Thirty-three (33), Township Twenty four (24) South, Range Eleven (11) East of the 6th P.M., Greenwood County, Kansas. Exact legal to be determined by title insurance and survey.

**2015 REAL ESTATE TAXES:** Not yet established for this parcel, to be determined by Greenwood County.

**EARNEST MONEY:** \$35,000.



## TRACT 2



**PROPERTY DESCRIPTION:** 99.8+- acres of pasture, tillable, and a unique 2 story native stone house. Approximately 60 acres of this tract are currently tillable, with the balance being pasture, timber, and a pond. The native stone home has wonderful stone work, and abundant character, but is in need of complete restoration. Included with this tract is a rural water meter, and there is electricity available.

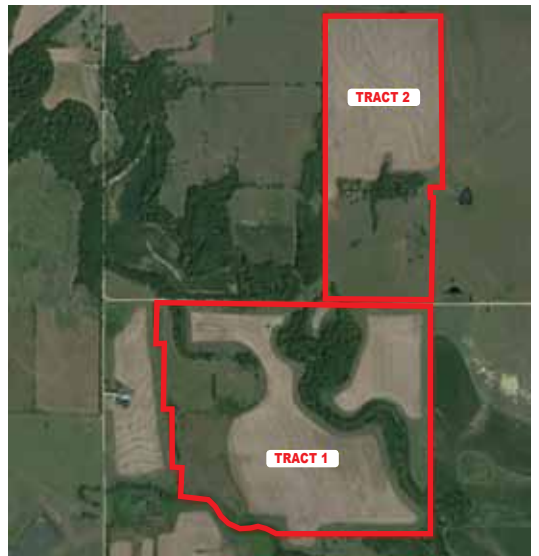
**LEGAL DESCRIPTION:** 99.8+- acres in Section 33, Township 24 South, Range 11 East of the 6th PM, Greenwood County, Kansas. Long exact legal available upon request.

**2015 REAL ESTATE TAXES:** \$176.46.

**EARNEST MONEY:** \$20,000.



**TERMS:** Earnest money is listed above 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 April 25, 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.



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