

98+- ACRES GREENWOOD COUNTY, KANSAS LAND FOR SALE - KITTY CREEK, PONDS, TIMBER, AND HUNTING

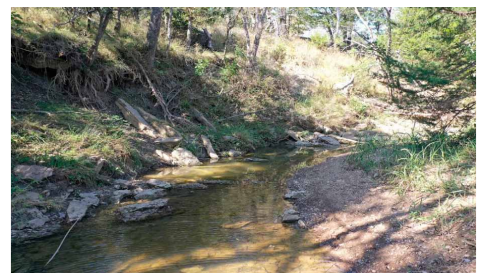
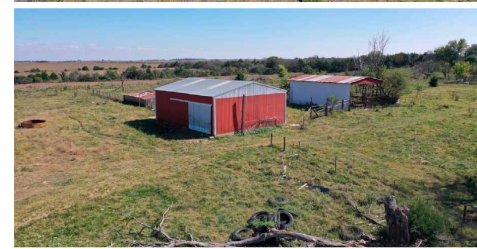
# AUCTION

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**Auction Closes November 11, 2021 at 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will begin on November 1 • Download the Sundgren Realty app today!



**PROPERTY ADDRESS:** 826 110th St, Eureka, Kansas 67045

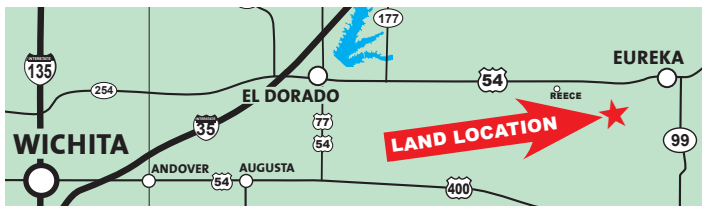
**PROPERTY DESCRIPTION:** 98+- acres located west of Eureka in a very scenic area of the Greenwood County Kansas Flint Hills! Kitty Creek runs through the property, there are several ponds and draws, plus a rural water meter will transfer to the buyer at closing. Trophy Kansas Whitetail Deer are common in this region, and this property is no exception to that. With elevation changes, trees and brush, and water they have the habitat they need to thrive. Great opportunity to purchase a potential home or cabin building site with spectacular views!

**LAND LOCATION:** From HWY 54 between Eureka and Reece, 3 miles south on J Rd.

**LEGAL DESCRIPTION:** Lots 2 and 4 aka the North Half of the Northwest Quarter (N2 NW4) and the North Half of the Southwest Quarter of the Northwest (N2 SW4 NW4) of Section 25, Township 26 South, Range 9 East of the 6th P.M., Greenwood County, Kansas.

**2020 REAL ESTATE TAXES:** \$591.62

**TERMS:** Bidding will close at 4:00 PM on Thursday November 11, 2021 or once no additional bids have been placed for 2 minutes. There will be a 10% buyers premium added to the high bid to determine the contract price. The successful high bidder shall be required to sign the real estate purchase contract at [sundgren.com](http://sundgren.com) and be purchasing the property subject to the preliminary title search report also at [sundgren.com](http://sundgren.com). Non refundable earnest money is \$35,000 due within 24 hours after the conclusion of the auction via check delivered to 218 E Central Ave, El Dorado Kansas unless other arrangements have been made by Buyer prior to bidding. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before December 13, 2021. 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.



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