

157+- ACRES HARPER COUNTY KANSAS LAND FOR SALE
HUNTING, PASTURE, TIMBER, LIVE WATER
& PONDS

AUCTION

www.sundgren.com

Auction Closes November 12, 2021 at 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on November 2 • Download the Sundgren Realty app today!

JUDITH ANN SEAL, SELLER



PROPERTY DESCRIPTION: 157 acres located southwest of Attica in Harper County, Kansas. This area is known for very high quality Kansas Whitetail Deer Hunting, located in Unit 16. Sandy Creek runs through the center of the property, offering a unique opportunity to own live water. Additionally, there are four ponds, one of which had waterfowl on each of our recent visits to photograph the property. Perimeter fences and pasture offer livestock grazing opportunity, and the trees and timber offer cover for winter livestock plus habitat for wildlife. Utilities are available, adding the possibility for a cabin or home building site. Great opportunity to Invest In Land!

LAND LOCATION: From Attica KS, west on HWY 160 3 miles to 140th, south on 140th 5 miles to NW 20 Rd, west 1/2 mile on NW 20 Rd to property.

LEGAL DESCRIPTION: The South Half (S/2) of the East Half (E/2) of the West Half (W/2) of Section Nine (9), Township Thirty-three (33), Range Nine (9), West of the 6th P.M., in Harper County, Kansas. less Road Right-of-Way; AND The West Half (W/2) of the Southwest Quarter (SW/4) of Nine (9), Township Thirty-three (33), Range Nine (9) West of the 6th P.M., in Harper County, Kansas, less Road Right-of-Way.

2020 REAL ESTATE TAXES: \$649.54

TERMS: Bidding will close at 4:00 PM on Friday November 12, 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 and be purchasing the property subject to the preliminary title search report also at sundgren.com. Non refundable earnest money is \$20,000 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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