

473 ACRES HARPER COUNTY KANSAS LAND FOR SALE –
OIL INCOME, PASTURE, TILLABLE, ROLLING TERRAIN
& HUNTING

AUCTION

www.sundgren.com

Auction Closes November 18, 2021 at 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on November 8 • Download the Sundgren Realty app today!

JOHN GROTHER, SELLER



PROPERTY DESCRIPTION: 473 acres of Harper County, Kansas land. This diverse property has blacktop frontage all along the north boundary of the property, running for a mile east to west. The remainder has good access provided by township road. There are approximately 135 acres of tillable, and the balance of the property is pasture and timber. There is one pond on the property as well as potential access to rural water. There are multiple water wells on the property, and the current landowner has had testing conducted for the possibility of additional water wells and/or potential irrigation. Those reports are available upon request to jeremy@sundgren.com. The combination of tillable, pasture, trees, and rolling terrain make this an excellent hunting property. This portion of Unit 16 in Harper County, Kansas is very well known for trophy Kansas Whitetail Deer as well as the opportunity to commonly see Quail, Pheasant, and Turkey.

LAND LOCATION: From Harper KS, north on HWY 14 5 miles to 150th, west on 150th 5 miles to property.

OIL & GAS INCOME: Seller's mineral rights will transfer to the Buyer at closing, believed to be 50%.

Most recent income received by the current landowner:

May 2021	Gas \$346.92	Oil \$537.78
June 2021	Gas \$111.25	Oil \$562.19
July 2021	Gas \$304.22	Oil \$643.51
August 2021	Gas \$327.50	Oil \$1926.23
September 2021	Gas \$429.98	Oil \$616.63

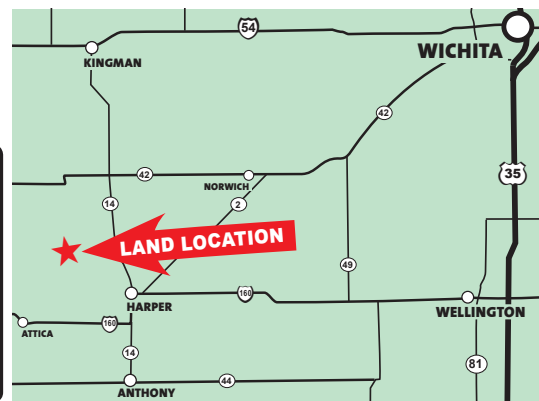
WIND RIGHTS: Seller does not own the wind rights or receive any wind income.



LEGAL DESCRIPTION: The East Half (E/2) and the Northwest Quarter (NW/4), less road right of way of Section Ten (10), Township Thirty-one (31) South, Range Eight (8) West of the 6th P.M., Harper County, Kansas.

2020 REAL ESTATE TAXES: \$2,096.92

TERMS: Bidding will close at 4:00 PM on Thursday November 18, 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 20, 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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