

142.8 ACRES KINGMAN COUNTY KANSAS TILLABLE FARM
GROUND W/ OIL INCOME NEAR MURDOCK

AUCTION

www.sundgren.com

Auction Closes November 30, 2021 at 4:30 P.M.

ONLINE ONLY AUCTION

Bidding will begin on November 20 • Download the Sundgren Realty app today!

RAYMOND A RITTER REVOCABLE TRUST, SELLER



PROPERTY DESCRIPTION: 142.8 acres, nearly all tillable, just south of Murdock in Kingman County, Kansas. This property has blacktop frontage all along the west boundary, and good township road frontage along the north. Great opportunity to expand an existing farm operation or invest in agriculture production!

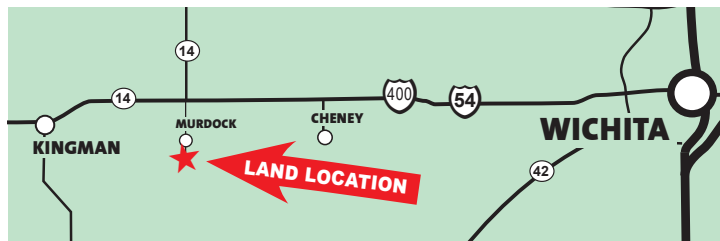
LEGAL DESCRIPTION: The West Half of the Northeast Quarter (W/2 NE/4) and the East Half of the Northwest Quarter (E/2 NW/4) of Section 24, Township 28 South, Range 6 West of the 6th P.M., Kingman County, Kansas, EXCEPT a tract described as follows: Beginning at the Section corner of Sections 24, 23, 13 and 14 in Township 28 South, Range 6 West of the 6th P.M., thence East 1320 feet for a place of beginning; thence East on the North line of said Section 24, a distance of 679 feet; thence South a distance of 380 feet; thence West on a line parallel with and 380 feet South of said Section line a distance of 679 feet; thence North a distance of 380 feet to the place of beginning.

LAND LOCATION: 3/8 mile south of Murdock, Kansas.

2020 REAL ESTATE TAXES: \$604.28

POSSESSION: Buyer will receive possession of the property at closing subject to wheat harvest on any portion of the property planted to wheat by the end of 2021 for harvest in 2022. Buyer shall receive the landowner share of that 2022 wheat crop and be responsible for the landowner share of the fertilizer and chemical expenses. Buyer shall be responsible to reimburse current farm tenant \$1,959.50 for the growing cover crop.

TERMS: Bidding will close at 4:30 PM on Tuesday November 30, 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 www.sundgren.com and be purchasing the property subject to the preliminary title search report also at www.sundgren.com. Non refundable earnest money is specified above for each tract 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 30, 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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