

80+- ACRES LYON COUNTY KANSAS HUNTING
& AGRICULTURE LAND FOR SALE

AUCTION

www.sundgren.com

Thursday, October 17, 2019 • 6:00 P.M.

AUCTION LOCATION: Chicken House

8 KS HWY 99, Olpe, Kansas 66865



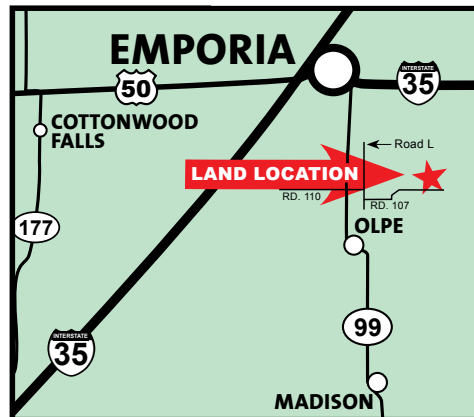
PROPERTY DESCRIPTION: 80+- acres of excellent quality Lyon County, Kansas land. There are approximately 53 acres of tillable ground that is currently planted to Soybeans. The balance is Coal Creek, timber, wildlife habitat, and an old homestead. A rural water meter is present on the property. With utilities in place, this would make an amazing home site, cabin site, or weekend retreat. Wildlife is extremely high quality and abundant, as is evidenced by the pictures. World Class Kansas Whitetail Deer and Turkeys can be seen regularly on the property. There are 3 established mineral sites and 2 established food plots. This great property sits at the end of a dead end road. That location and the fact that no roads exist for miles to the east provide seclusion and low traffic.



LEGAL DESCRIPTION: The East Half of the Southwest Quarter Section 12, Township 20 South, Range 11 East of the 6th PM, Lyon County, Kansas.

2018 REAL ESTATE TAXES: \$1083.74.

LAND LOCATION: From HWY 99 between Emporia and Olpe, East on Road 110 to L Rd, jog South back to Road 110, East to the property.



TERMS: \$25,000 earnest money will be 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 November 18, 2019. 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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