

230 ACRES NEOSHO RIVER, TILLABLE BOTTOM GROUND,  
PASTURE, & TIMBER:  
LYON COUNTY, KANSAS LAND FOR SALE

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Friday, October 22, 2021 • 2:00 P.M.**

**AUCTION LOCATION:** Camp Alexander, 1783 Road P5 Emporia, KS 66801

JACKIE FOWLER REVOCABLE TRUST, SELLER

**OPEN HOUSE: SATURDAY, OCTOBER 9th 1 - 3 PM**  
**OPEN HOUSE: FRIDAY, OCTOBER 22nd 10 AM - NOON**



**PROPERTY DESCRIPTION:** 230+- acres of high quality diverse land east of Emporia in Lyon County, Kansas. There is over a mile of the Neosho River, approximately 102 acres of river bottom tillable, and about 85 acres of native Bluestem pasture. An old silo overlooks the large river bottom tillable farm ground field on the west side of the river. There are 3 small tillable farm ground fields on the east side of the river, each completely surrounded by timber making it an excellent secluded location to attract and hold wildlife. 2 ponds and multiple draws provide water to the pasture area. Rural water and electric run along the east boundary. Tillable farm ground, pasture, timber, hunting, fishing, recreation, rolling hills, and a great future home building site...this land has it all!

**LAND LOCATION:** From Emporia, Kansas east on Road 175 (Old HWY 50) 1 1/2 miles to Rd N5, north 1/2 mile to the property. Another access point is to continue another 3/4 mile on Road 175 (Old HWY 50) to P2 Rd, north 1/4 mile, east 1/4 mile, north 1/4 mile on Rd P5 to the property.

**LEGAL DESCRIPTION:** A tract of land in Sections 5, 6, & 7, Township 19 South, Range 12 East of the 6th PM, Lyon County, Kansas. Long exact legal available upon request.

**2020 REAL ESTATE TAXES:** \$2038.94

Additional Documents Available Upon Request:

FSA MAP, FSA DOCUMENTS, SOILS MAP

**TERMS:** Earnest money is \$50,000 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 22, 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 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.



**JOE SUNDGREN**  
BROKER AND AUCTIONEER  
**316-377-7112**

**RICK REMSBERG**  
REALTOR  
AND AUCTIONEER  
**316-322-5391**

  
**SUNDGREN**  
REALTY Inc.

218 East Central Ave, El Dorado, KS 67042  
LAND BROKERS • [www.sundgren.com](http://www.sundgren.com)

**JEREMY SUNDGREN**  
ASSOCIATE BROKER  
AND AUCTIONEER  
**316-377-0013**

**PHILLIP SOLORIO**  
REALTOR  
**316-323-0218**