

160+- ACRES ELK COUNTY KANSAS PASTURE
& RECREATIONAL RETREAT

AUCTION

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Tuesday, October 8, 2019 • 6:00 P.M.

AUCTION LOCATION: TOOT'S DRIVE IN

1251 KS 99 HWY, HOWARD, KS 67349

COLBY J. GREENLEE, SELLER



PROPERTY DESCRIPTION: 160+- acres of rolling pasture with timber and a nice large pond centrally located on the property. Great place for fishing, camping, hunting, and much more! A timber lined wet weather draw runs the length of the property from North to South, offering a traffic way for wildlife. If you are looking for a place to generate agriculture income and provide recreation as well, take a look at this property!

LEGAL DESCRIPTION: The Northwest Quarter of Section 33, Township 28 South, Range 10 East of the 6th PM, Elk County, Kansas.

2018 REAL ESTATE TAXES: \$413.90.

LAND

LOCATION: From HWY 99 - north of Howard, West on Turkey Rd. 4 Miles to Road 12, then South 1 Mile 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 October 11, 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.

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

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER
316-377-0013

PHILLIP SOLORIO
REALTOR
316-323-0218