

219+- ACRES GREENWOOD COUNTY TILLABLE, PASTURE,
& TIMBER NEAR MADISON, KANSAS

AUCTION

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Thursday, November 12, 2020 • 6:00 P.M.

AUCTION LOCATION: Sauder Community Center, 101 S. 1ST St., Madison, KS
EDITH K. WILLIAMSON REVOCABLE TRUST, SELLER



PROPERTY ADDRESS: 3792 X Rd, Madison KS 66860.

PROPERTY DESCRIPTION: 219+- acres of quality Greenwood County Kansas pasture, tillable, and timber north of Madison. There are approximately 88 acres of tillable planted to soybeans or cool season grass. The balance is native bluestem pasture and timber. There are some old barns on the property that have utility. Water is provided by good stock ponds. This property is located in a scenic portion of Greenwood County with nice elevation change from the native pasture looking over the tillable ground below. Recreation appeal includes quality Kansas Whitetail Deer, Turkey, and Quail. Great opportunity to invest in agriculture with the possibility of an appealing home building site.

OIL INCOME: Call or email Jeremy at 316-321-7112 or jeremy@sundgren.com for details.

LEGAL DESCRIPTION: 219+- taxable acres in Section 12, Township 22 South, Range 11 AND Section 7, Township 22, Range 12 East of the 6th PM, Greenwood County, Kansas. Long exact legal description available upon request.

2019 REAL ESTATE TAXES:
\$2419.10.

LAND LOCATION: From Madison, Kansas north ½ mile on X Rd.



TERMS: There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money is \$35,000 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 December 14, 2020. 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. All announcements made the day of the auction take precedence over any other announcements or printed material.

JOE SUNDGREN
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RICK REMSBERG
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