

105.3 ACRES FOR SALE
GREENWOOD COUNTY KANSAS

AUCTION

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Thursday, October 22, 2020 • 6:00 P.M.

AUCTION LOCATION: Greenwood Hotel, 300 N. Main, Eureka, KS

ROBERT G. STOTTS REVOCABLE TRUST, SELLER



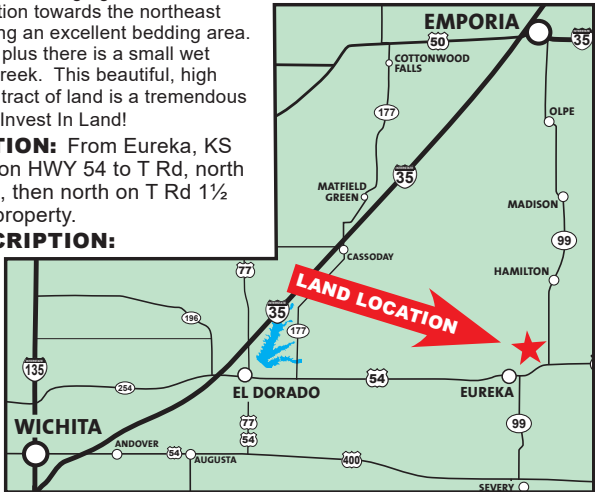
PROPERTY DESCRIPTION: 105.3+- acres of premium quality tillable farm ground and hunting/recreation land located in Greenwood County, Kansas. Approximately 3/4 mile of Bachelor Creek meanders through the property, offering good fishing and exploration opportunities while also providing live water for wildlife. An abandoned Railroad runs through the property offering a natural pathway for Kansas Whitetail Deer to travel, but also offering a good gravel base access through a good portion of the property. Quality hardwood timber includes some massive Oak & Walnut trees, as well as beautiful Sycamore trees among others. The 66+- acre tillable portion of the property is currently planted to Soybeans, offering agriculture income and food source for wildlife. There is an extreme increase in elevation towards the northeast portion of the property with native pasture and heavy timber, offering an excellent bedding area. A small pond is located in the north central portion of the property, plus there is a small wet weather creek entering from the north and feeding into Bachelor Creek. This beautiful, high quality, scenic tract of land is a tremendous opportunity to Invest In Land!



LAND LOCATION: From Eureka, KS 3 miles east on HWY 54 to T Rd, north then jog east, then north on T Rd 1 1/2 miles to the property.

LEGAL DESCRIPTION:

105.3 taxable acres in the NW/4 of Section 28, Township 25 South, Range 11 East of the 6th PM, Greenwood County, Kansas. Long exact legal available by request.



TERMS: Earnest money shall be \$25,000 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 23, 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.

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RICK REMSBERG
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Section 28, Township 25 South, Greenwood County, Kansas. Long