

295+- ACRES TILLABLE & PASTURE LAND AUCTION,  
GREENWOOD COUNTY, KANSAS NEAR  
MADISON  
KANSAS

# AUCTION

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

**Thursday, September 26, 2019 • 6:00 P.M.**

**AUCTION LOCATION: Sauder Community Center  
101 S. 1<sup>ST</sup>, Madison, Kansas**

## TRACT 1

**PROPERTY DESCRIPTION:** 135+- acres with a combination of tillable and native pasture. There are approximately 108 acres of tillable planted to soybeans and corn in 2019. The balance is brome waterway and native Flint Hills pasture. Great access with blacktop HWY 58 frontage.

**LEGAL DESCRIPTION:** 135+- acres in the Southwest Quarter of Section 23, Township 22 South, Range 12 East of the 6th PM, Greenwood County, Kansas.

**LAND LOCATION:** From Madison, 4½ miles east on HWY 58.

**2019 REAL ESTATE TAX ESTIMATE:** \$2126.18.



## TRACT 2

**PROPERTY DESCRIPTION:** 160+- acres with a nice combination of high quality native pasture and tillable. There is approximately 42 acres of tillable planted to corn in 2019. The balance of the property is native Flint Hills pasture with a large pond and good fence.

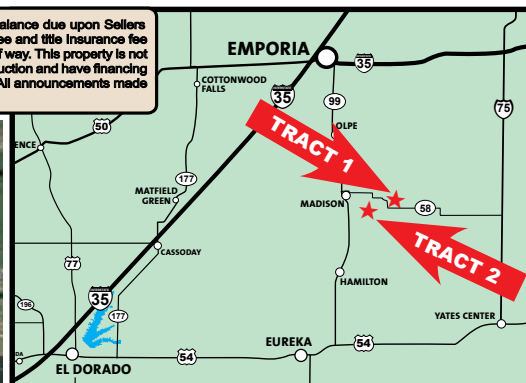
**LEGAL DESCRIPTION:** The Northwest Quarter of Section 28, Township 22 South, Range 12 East of the 6th P.M., Greenwood County, Kansas.

**LAND LOCATION:** From Madison, 1 mile south on HWY 99 to 350th, east 1½ miles.

**2018 REAL ESTATE TAXES:** \$1020.50.



**TERMS:** \$25,000 earnest money on each tract 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 28, 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](http://www.sundgren.com)

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

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