

**560+- Acres Greenwood County Kansas Tillable
& Cattle Grazing Pasture For Sale
2 Tracts**

AUCTION

www.sundgren.com

Friday, October 6, 2017 • 11:00 A.M.

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

CLIFTON W. BROWN, SELLER

TRACT 1



PROPERTY DESCRIPTION: 80+- acres, most of which is Otter Creek bottom tillable ground. There is a strip of timber running through the south half of the property to provide good cover for wildlife, as well as some perimeter Hedge rows. Excellent tract of land to expand your farming operation.

LEGAL DESCRIPTION: The South Half of the Northwest Quarter (S/2 NW/4) of Section 24, Township 27 South, Range 9 East of the 6th P.M., Greenwood County, KS.

LAND LOCATION: From HWY 400 at Piedmont, 4 miles North on K Rd to 60th, 1 Mile West to J Rd, 1/4 Mile South to the property.

2016 REAL ESTATE TAXES: \$1494.86. **EARNEST MONEY:** \$25,000.



TRACT 2

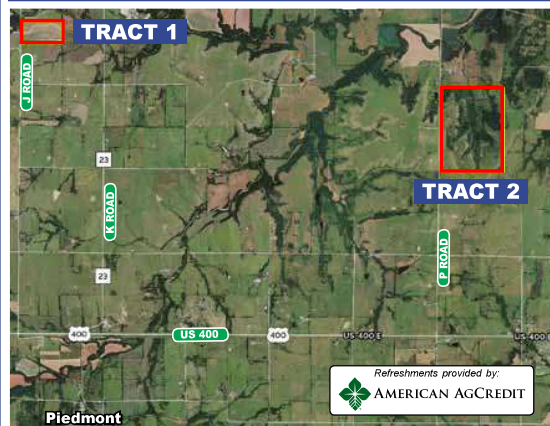


PROPERTY DESCRIPTION: 480+- acres of timber and pasture located in the Heart of the Big Rolling Hills of Greenwood County, Kansas. This area is known for high quality Kansas Whitetail Deer. Native pasture and 5 ponds offer forage and water for livestock. Fences appear to be adequate for cows. A good variety of timber includes Oak and Walnut trees. Access is excellent, just 2 miles from Blacktop HWY 400. This is a great opportunity to purchase a large tract of very rolling and scenic Greenwood County, Kansas land.

LEGAL DESCRIPTION: The West Half (W/2) and the West Half of the East Half (W/2 E/2) of Section 26, Township 27 South, Range 10 East of the 6th P.M., Greenwood County, KS

LAND LOCATION: From HWY 400, 2 Miles North on P Rd.

2016 REAL ESTATE TAXES: \$780.76. **EARNEST MONEY:** \$35,000.



TERMS: Earnest money is specified above and 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 6, 2017. Closing fee and title Insurance fee will be paid by the 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. Possession of both tracts will be at closing subject to the 2017 soybean harvest. All mineral rights owned by Seller will transfer to the Buyer. Call for details.

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