

121.5+- ACRES BUTLER COUNTY, KS
ROLLING FLINT HILLS PASTURE

AUCTION

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Thursday, November 6, 2014 • 6:00 P.M.

AUCTION LOCATION: El Dorado Civic Center, 201 E. Central, El Dorado, KS

LAND LOCATION: From Douglass, KS approximately 14 miles east on SW 210th St blacktop
OR From Latham, KS approximately 5 miles west on SW 200th St. blacktop.

STEVEN E. BRADLEY, ANNA F. BRADLEY, JESSE P. BRADLEY, AND NANCY L. BRADLEY, SELLERS.

HIGHLIGHTS: EXCELLENT QUALITY NATIVE FLINT HILLS PASTURE LOCATED IN SCENIC
SOUTHEAST BUTLER COUNTY, KANSAS WITH BLACKTOP FRONTAGE.



PROPERTY DESCRIPTION: 121.5+- acres of rolling scenic Flint Hills pasture in Southern Butler County, Kansas. This beautiful tract of land has good fence, 1 pond, excellent quality pasture, and some timber. This tract of land is bordered by blacktop road on two sides, making the access excellent. This pasture is very easily traveled, making it useful for cattle grazing or hay meadow.

LEGAL DESCRIPTION: The South Half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, Section 14, Township 29 South, Range 6 East of the 6th P.M., Butler County, Kansas. Subject to public road.

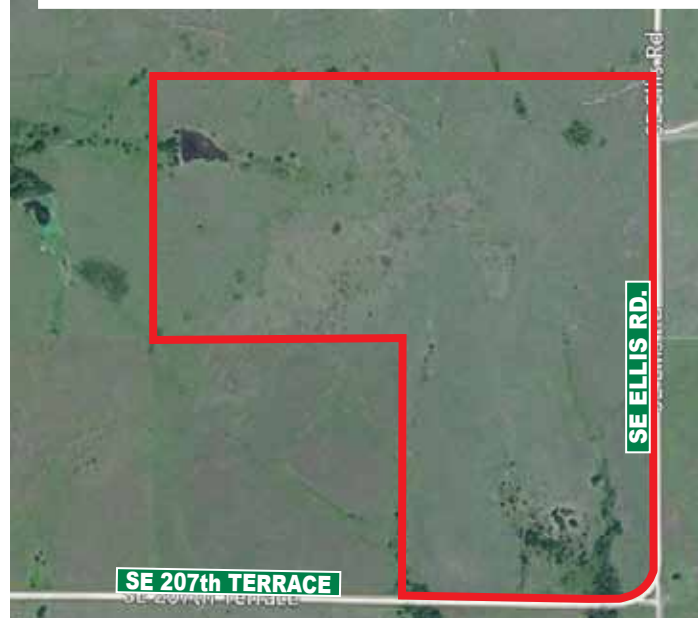
2013 REAL ESTATE TAXES: \$154.44.



#SundgrenAuction



TERMS: Earnest money is \$20,000 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 5, 2014. 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.



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