

80 ACRES BUTLER COUNTY, KANSAS
NATIVE FLINT HILLS PASTURE

AUCTION

www.sundgren.com

Tuesday, April 12, 2022 • 6:00 P.M.

AUCTION LOCATION: El Dorado Civic Center
201 E. Central, El Dorado, Kansas 67042



PROPERTY DESCRIPTION: 80 acres of extremely high quality native Flint Hills pasture land with a pond and timber lined draw south of Rosalia in Butler County, Kansas. In recent years the property has been utilized for both cow/calf and yearling grazing, as well as hay meadow. The diversity of this land allows whatever use best fits your operation. With some bonus Kansas Whitetail Deer and Turkey hunting, this property is a great opportunity to Invest In Land!

LAND LOCATION: From El Dorado, east on HWY 54 11 miles to Stony Creek Rd., 1½ miles south to the property

LEGAL DESCRIPTION: N/2 SW/4 Section 14, Township 26 South, Range 7 East of the 6th PM, Butler County, KS

2021 REAL ESTATE TAXES: \$151.02

POSSESSION: Possession of the land will be given at closing OR immediately following the auction with an additional \$10,000 earnest money.

TERMS: Earnest money amount is \$20,000 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 May 12, 2022. 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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