

100.4 ACRES NORTHWEST OF TOWANDA IN  
BUTLER COUNTY, KANSAS

# AUCTION

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**Tuesday, August 13, 2024 • 6:00 P.M.**

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

CHARLES MARK SUMNER, CAROLYN L. NISSIM, NANCY L. DELABARRE, AND PEGGY B. TURREL, SELLERS



**LAND DESCRIPTION:** 100.4 acres northwest of Towanda in Butler County, Kansas. Approximately 81 acres of this property is tillable farm ground, with over 70% being Class I and Class II soils. The balance of the property consists of trees and pasture utilized as hay meadow. Access is provided by blacktop frontage all along the east boundary. Rural water and electricity are close, adding the possibility of utilizing this property as a potential home building site. Take a look at this opportunity to invest in high quality land in an excellent location!

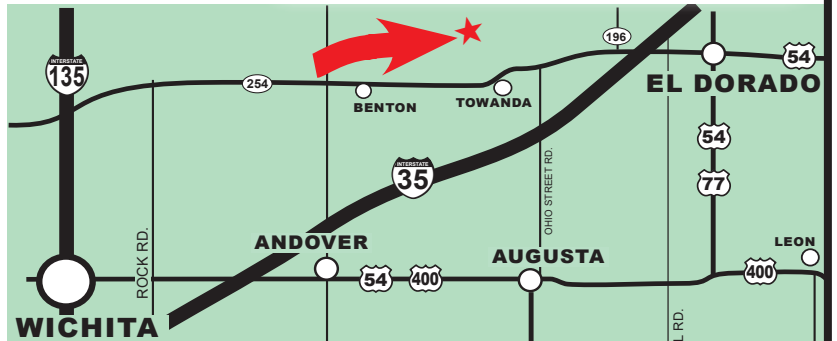
**LEGAL DESCRIPTION:** All Surface and an undivided 11/12 into Mineral Interest: The South Half of the South Half of the Northeast Quarter of Section 31, Township 25 South, Range 4 East of the 6th P.M., Butler County, Kansas; AND The North 900 feet of the Southeast Quarter of Section 31, Township 25 South, Range 4 East of the 6th P.M., Butler County, Kansas. Subject to public road.

**2023 REAL ESTATE TAXES:** \$1,362.86

**LAND LOCATION:** From HWY 254 west of Towanda, north 2 miles on River Valley Rd to Parrallel, curve west 1 mile to Diamond, curve north 1/3 mile to the property.

**ONLINE BIDDING IS AVAILABLE FOR THIS AUCTION INFORMATION AT [SUNDGREN.COM](http://SUNDGREN.COM)**

**TERMS:** It will be your bid times 100.4 to arrive at the contract price. Earnest money in the amount of \$50,000 is 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 September 13, 2024. 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. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.



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