

(2) 40 ACRE TRACTS BETWEEN ANDOVER AND AUGUSTA  
KANSAS LAND FOR SALE

# AUCTION

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**Auction Closes Monday, October 28, 2024 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will open on October 21 • Download the Sundgren Realty app today!



LINDA CANTU, SELLER

**PROPERTY DESCRIPTION:** 80 +- acres selling in two tracts between Andover and Augusta in Butler County, Kansas. Tract 1 is a square 40+- acre tract with good township gravel road access on both the south and east boundaries, giving this property a hard corner with a multitude of future uses that include agriculture and future rural development. Primarily native bluestem pasture, this property has been utilized as productive native hay meadow in the past. With just a few scattered trees and a hedge row all along the west boundary, this property has character but also maintains good agricultural integrity. Tract 2 is accessed by township gravel road all along the east boundary and is loaded with character! Trees and brush cover a large rocky ravine that offers excellent elevation changes and houses an abundance of wildlife.

**TRACT 1 LEGAL DESCRIPTION:** The S/2 of the E/2 of the SW/4 Section 8, Township 27 South, Range 4 East of the 6th PM, Butler County, Kansas.

**TRACT 2 LEGAL DESCRIPTION:** The N/2 of the E/2 of the SW/4 Section 8, Township 27 South, Range 4 East of the 6th PM, Butler County, Kansas.

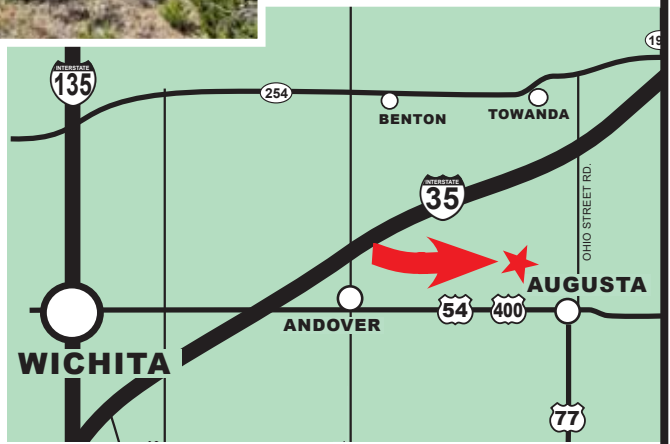
**LAND LOCATION FROM ANDOVER:** From Andover Rd, 6½ miles east on SW 70th to Buffalo Rd., south ½ mile.

**LAND LOCATION FROM AUGUSTA:** From Ohio St Rd, 2½ miles west on SW 70th to Buffalo Rd., south ½ mile.

**LAND LOCATION FROM WICHITA:** From Webb Rd., 11½ miles east on 21st St (SW 70th) to Buffalo Rd., south ½ mile.

**2023 REAL ESTATE TAXES:** \$254.14 (combined for both tracts)

**TERMS:** Bidding will close at 4:00 PM Central on Monday October 28, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 40 on each tract plus a 10% buyers premium to arrive at the contract price. Earnest money is \$25,000 for each tract 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 20, 2024. Closing fee and title insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, rights of way and subject to Seller approval. The successful high bidder will be required to sign our real estate purchase contract linked at [sundgren.com](http://sundgren.com) and be purchasing the property subject to the title insurance report also linked at [sundgren.com](http://sundgren.com). 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.



JOE SUNDGREN  
BROKER  
AND AUCTIONEER  
**316-321-7112**

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**

BARRETT SIMON  
AUCTIONEER AND REALTOR

**316-452-1792**