

308 ACRES, BUTLER COUNTY, KANSAS – WATERSHED  
LAKE, PONDS, PASTURE, CREEK & TIMBER

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Tuesday, December 3, 2024 • 6:00 P.M.**

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

**ONLINE BIDDING IS AVAILABLE  
FOR THIS AUCTION  
INFORMATION AT SUNDGREN.COM**



**PROPERTY DESCRIPTION:** 308 acres of premium Flint Hills land located south of Rosalia in Butler County, Kansas! Water features include a 20 acre Watershed Lake, 5 ponds, a creek running into the Watershed Lake, a portion of an upper branch of Nicholas Creek, and the spillway pool and creek exiting the Watershed Lake! That's a lot of water features PLUS a rural water meter transfers with the property to the buyer! Most of the balance of the property is split between native Flint Hills bluestem pasture and trees. There are also two fields of brome grass, one of which has a lengthy establishment and the other freshly planted. Wildlife is abundant and includes Kansas whitetail deer, turkeys, quail, ducks and geese. Check out our game camera pictures! The lake has 3 docks, to provide endless hours of fishing enjoyment. Excellent access is provided by blacktop Flintheills Rd along the west boundary, and township gravel road along portions of the interior, southern, and eastern boundaries. There's just no end to desirable characteristics to this property! Take a look at this incredible opportunity to Invest In Land!

**LEGAL DESCRIPTION:** The South Half of Section 36, Township 26 South, Range 7 East, except for a 5 acre tract described as: Starting 393 feet South of the Northeast Corner of the Southeast Quarter of said Section, thence West 408 feet, thence South 534 feet, thence East 408 feet, thence North to place of beginning, and except the following for road: Commencing at the Southwest corner of the Southwest Quarter of said Section 36, thence Northerly on the West line of said Southwest Quarter, on an assumed bearing of North 00 degrees 16 minutes 53 seconds East, a distance of 509.85 feet to the Point of Beginning, Thence North 0 degrees 16 minutes 53 seconds East, a distance of 80.10 feet; Thence North 89 degrees 52 minutes 21 seconds East, a distance of 35.00 feet to the existing east right of way line of SE Flintheills Road; Thence South 29 degrees 34 minutes, 09 seconds East, a distance of 91.99 feet; Thence South 89 degrees 52 minutes 46 seconds West, a distance of 80 feet to the Point of Beginning, all in Butler County, Kansas.

**2023 REAL ESTATE TAXES:** \$1,333.04

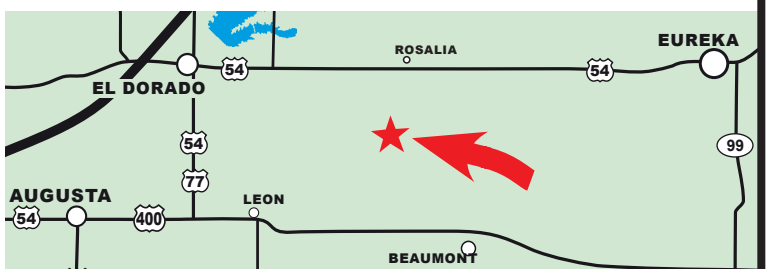
**LAND LOCATION FROM ROSALIA:** 4½ miles south on Flintheills Rd.

**LAND LOCATION FROM EL DORADO:** 12 miles east on HWY 54 to Flintheills Rd., 4½ miles south.

**LAND LOCATION FROM HWY 400 EAST OF LEON:** North 6 miles on Gray/Flintheills Rd.



**TERMS:** Bidding will be by the acre, your bid times 308 plus a 10% buyers premium to arrive at the contract price. Earnest money in the amount of \$100,000 is due at the conclusion of the auction with the balance due upon Sellers submission of merchantable title and closing. The successful high bidder will be required to sign the real estate purchase contract linked at [sundgren.com](http://sundgren.com), and be purchasing the property subject to the preliminary title search report also linked at [sundgren.com](http://sundgren.com). Closing date shall be on or before January 6, 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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