

54.9 ACRES BUTLER COUNTY KANSAS ON HWY
77 BETWEEN BURNS AND EL DORADO

AUCTION

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Auction Closes Tuesday, January 28, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

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



THE ALISON R. LOCKE TRUST, SELLER

PROPERTY ADDRESS: 8529 NW Locke Rd., El Dorado, KS 67042

PROPERTY DESCRIPTION: Farm house and buildings on 54.9 acres north of El Dorado in Butler County, Kansas. Nearly 1/2 mile of creek runs from north to south through the center of the property, an upper branch of the West Branch Walnut River. There are approximately 27 acres of tillable farm ground, over half of which consists of Verdigris soils, the other half being Irwin silty clay loam and Labette silty clay loam. Sitting along the creek is a healthy collection of Walnut, Oak and Sycamore trees just to name a few! In addition to these quality trees, there is a large amount of brushy cover and habitat for wildlife. Access is excellent, with HWY 77 bordering the property along the west boundary.

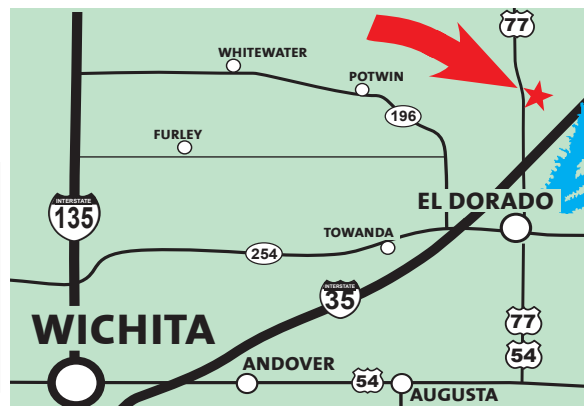
IMPROVEMENTS: 2 bedroom 1 bathroom farm house built in 1950 with 1,008 square feet of finished living area. Other buildings include an old red barn, garage, bunkhouse, silo and other misc. buildings. Utilities present on the property include a water well, electric, lagoon and propane. If you want a good place to keep horses, cows, or other livestock, this property is set up with pens and hydrants ready to go!

WILDLIFE: In addition to seasonal fishing and fun in the creek, there are consistently good populations of Kansas whitetail deer and turkeys on the property, as well as the occasional covey of quail!



2024 REAL ESTATE TAXES: \$2,318.96

LAND LOCATION FROM EL DORADO: 7 miles north on HWY 77.



TERMS: Bidding will close at 4:00 PM Central on Tuesday January 28, 2025 or once no additional bids have been placed for 2 minutes. Bidding will be total dollars, there is no buyers premium. Earnest money is \$35,000 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 February 28, 2025. 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 and be purchasing the property subject to the title search report, both linked at sundgren.com. 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. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.

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