

(2) 20+- ACRE PROPERTIES FOR SALE BY AUCTION  
NEAR EL DORADO KANSAS

# AUCTION

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

**Bidding Ends Wednesday, February 19, 2025 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will open on February 12 • Download the Sundgren Realty app today!

**AUCTIONEER NOTE: Buy one or buy them both! Great opportunity for sizable yet affordable land tracts just minutes from El Dorado.**



**TRACT 1: 20+- ACRES  
W/ RURAL WATER METER**

**TRACT 2: 20+- ACRES**

**LAND LOCATION:** 1.5 miles east of HWY 77 on SE 20th and 2 miles from El Dorado Kansas.



**TRACT 1 — PROPERTY DESCRIPTION:** The west 20 offers great variety: small pond, pasture, timber, and rural water meter in place. Access is off SE 20th, and 1.5 miles from 2 paved roads. Utilities are available. Great opportunity for a building site OR keep a few livestock!

**TRACT 1 — LEGAL DESCRIPTION:** Lot 1, Block 1, Moore North Addition, in a portion of the NW 1/4 of the NE 1/4 of Section 18, Township 26 South, Range 6 East of the 6th P.M., Butler County, Kansas.

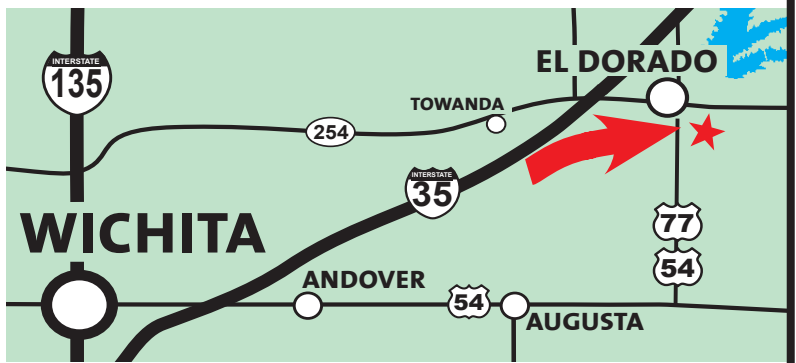
**TRACT 1 — 2024 REAL ESTATE TAXES:** \$69.38

**TRACT 2 — PROPERTY DESCRIPTION:** The east 20 offers additional variety: pond, pasture, and scattered trees. A unique characteristic is UNDERGROUND: Arrowhead Cave is a recognized and mapped cave by the Kansas Speleological Society. Rural water and utilities available. Access is off SE 20th, and 1.5 miles from 2 paved roads. Great opportunity for a building site OR keep a few livestock!

**TRACT 2 — LEGAL DESCRIPTION:** Lot 2, Block 1, Moore North Addition, in a portion of the NW 1/4 of the NE 1/4 of Section 18, Township 26 South, Range 6 East of the 6th P.M., Butler County, Kansas.

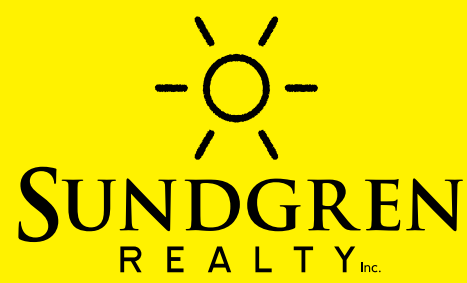
**TRACT 2 — 2024 REAL ESTATE TAXES:** \$67.50

**TERMS:** Bidding will close at 4:00 PM Central on Wednesday, February 19, 2025 or once no additional bids have been placed for 2 minutes. Bidding will be total dollars, a 10% buyer premium will be added to the high bid to determine contract price. Earnest money is \$15,000 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 March 21, 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](http://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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