

27.6 Acres in the Heart of the Kansas Flint Hills w/ Rock Creek and Timber
– Butler County, KS

AUCTION

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Bidding Ends Tuesday, June 10, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens June 3 • Download the Sundgren Realty App today!

Rock Creek Flint Hills Retreat – Butler County, Kansas



**OPEN HOUSE: Friday, May 23 from 4-7 pm
Wednesday, June 4 from 4-6 pm**

PROPERTY ADDRESS: 7393 SE 200th St., Latham, KS 67072

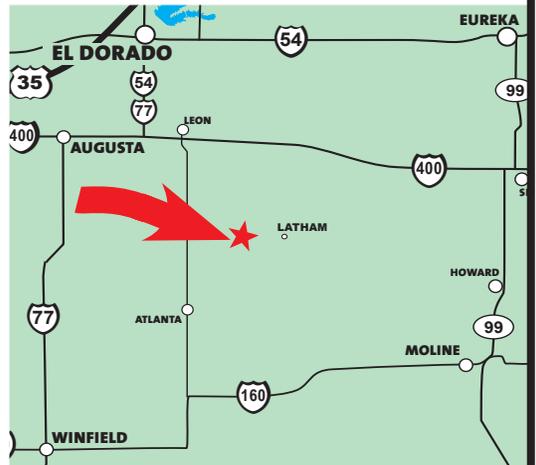
PROPERTY DESCRIPTION: Premium 27.6-Acre recreational retreat in the heart of the Flint Hills in Butler County, Kansas. An exceptionally good stretch of Rock Creek runs through the center of the property, with nearly 1/4 mile of native pasture and limestone filtered water full of life! From fish such as largemouth bass, bluegill, and channel catfish to fun water animals such as frogs, crawdads and tadpoles...this pristine water source is a feature difficult to find without buying a large ranch. Perfectly situated off blacktop just west of Latham in Butler County, KS. A long private entrance leads to this secluded setting enveloped by mature hardwood trees that includes Black Walnuts, Burr Oaks, Sycamore, Ash, Elm, Hickory among others. This property is fully equipped for adventure and relaxation. Two sheds provide ample storage for your toys and equipment, while electricity, RV hook-ups, and two water wells (one functional) ensure modern convenience. Gather with family and friends around the custom BBQ structure, ideal for memorable campouts and picnics. The land's unique topography acts as a natural funnel for whitetail deer, making it a hunter's paradise with abundant deer, turkey, quail, and other wildlife. With unmatched privacy and character, this parcel offers endless opportunities for hunting, fishing, camping, or simply enjoying the peace and comfort of the Kansas Flint Hills. Butler County State Fishing Lake is nearby, offering quick and easy access to additional fishing opportunities. Latham Saloon is just 5 minutes away, making it quick and easy to grab a quick burger and beer, Italian on Friday nights, or steak dinner on Saturday! You hear it a lot, but this truly is a unique and possibly once in a lifetime opportunity to Invest In Land!

2024 REAL ESTATE TAXES: \$1,411.88

LAND LOCATION FROM LATHAM: 3 3/4 miles west on 200th.

LAND LOCATION FROM DOUGLASS: 17 miles east on 210th/200th.

TERMS: Bidding will close at 4:00 PM Central on Tuesday June 10, 2025 or once no additional bids have been placed for 2 minutes. Bidding will be total dollars plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$20,000 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 July 10, 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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