

LAND FOR SALE - 102 ACRES SOUTH OF EL DORADO
SELLING IN 2 TRACTS

AUCTION

www.sundgren.com

Bidding Ends Wednesday, June 11, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens June 4 • Download the Sundgren Realty App today!



AUCTIONEERS NOTE: Two great land buying options south of El Dorado, Kansas for investment, agriculture or future home building sites!



TERMS: We will sell each tract by the acre, your bid times the number of acres plus a 10% buyer premium to arrive at the contract price. Earnest money will be \$20,000 each for each tract. The earnest money will be 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 11, 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 Seller approval of the final high bid. 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.

TRACT 1: 46.3 ACRES
TRACT 2: 55.7 ACRES

LAND HIGHLIGHTS: Excellent opportunity to purchase land south of El Dorado in Butler County, Kansas. Features include a wet weather creek, small pond, trees, native pasture, brome grass. Access to Tract 1 is provided by township gravel road SW 80th St, while access to Tract 2 is located off blacktop HWY 77 in the northeast corner of the property. There appears to be good future pond building sites on each tract. Butler RWD #2 has a water line along the south boundary of Tract 1 and along the east boundary of Tract 2, offering the opportunity to obtain a rural water meter. Land in this area does not become available often, take advantage of this opportunity to Invest In Land!

2024 REAL ESTATE TAXES: \$288.16 for both tracts combined.

LAND LOCATION FROM EL DORADO: 6½ miles south on HWY 77 to Tract 2.

LAND LOCATION FROM AUGUSTA: 7 miles east on 54/400 to HWY 77, 2 1/8 miles north to Tract 2.

LAND LOCATION FROM LEON: 3 miles west on HWY 400 to HWY 77, 2 miles north to SW 80th St, west to Tract 1.

MANNER OF AUCTION: Each tract will sell individually, there will be no combinations. Tract 1 will close Wednesday June 11 at 4:00 PM or once no bids have been placed for 2 minutes. Tract 2 will begin closing 5 minutes after Tract 1.

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