

37.5 ACRES BUTLER COUNTY, KANSAS LAND FOR SALE –
CREEK, TREES & BLACKTOP FRONTAGE

AUCTION

www.sundgren.com

Bidding Ends Tuesday, September 30, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens September 23 • Download the Sundgren Realty App today!



**OPEN HOUSE: Tuesday, September 9 from 4-6 pm
Monday, September 29 from 4-6 pm**



PROPERTY DESCRIPTION: 37.5 acres of heavily wooded pasture behind a large watershed lake in south central Butler County, Kansas! This property includes the spillway and creek behind a large watershed lake, which is an excellent place for fishing. With fish swimming up stream in high water times, this point is the farthest they can go. Access is excellent, with blacktop Haverhill Rd running along the west boundary of the property. There is a 3" rural water line running along the west side of Haverhill Rd, making this property appealing as a future cabin or rural residential building site. With live water, trees, deer, quail, turkeys, pasture and blacktop frontage, this property offers a unique and diverse opportunity to Invest In Land!

2024 REAL ESTATE TAXES: \$136.00

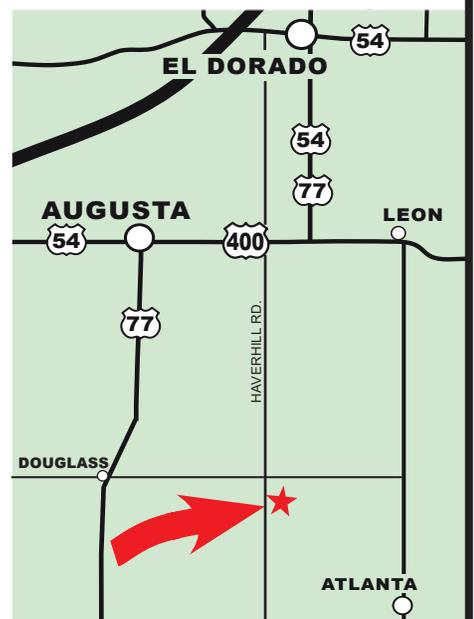
LAND LOCATION FROM DOUGLASS: East 6 1/4 miles on 210th to Haverhill Rd., south 1/2 mile.

LAND LOCATION FROM AUGUSTA: East 4 1/2 miles on HWY 400 to Haverhill Rd., south 11 miles.

LAND LOCATION FROM EL DORADO: South from Central Ave. on Haverhill 22 miles.



TERMS: This will be an online only auction. Bidding will be by the acre, your bid times 37.5 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 October 30, 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. 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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