

54.5 ACRES BORDERING EL DORADO LAKE, BUTLER COUNTY, KS
- NATIVE PASTURE & WATER WELL

AUCTION

www.sundgren.com

Bidding Ends Thursday, April 16, 2026 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens April 9 • Download the Sundgren Realty App today!



CHENEY ACRES, LLC - SELLER

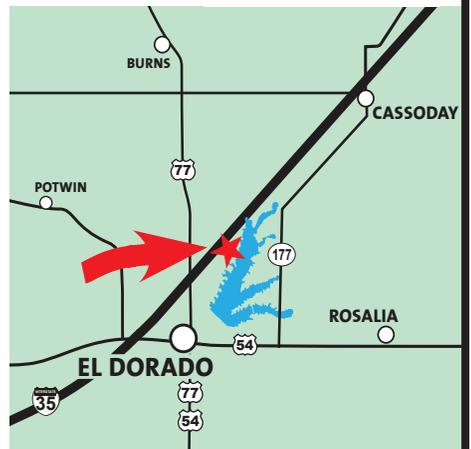
PROPERTY DESCRIPTION: 54.5 acres bordering the El Dorado Lake property northeast of El Dorado, Kansas! This unique opportunity sits just 400' from the El Dorado Lake shoreline, and less than 1/2 mile from a public boat ramp. Views of the El Dorado lake and surrounding area are beautiful! Currently utilized as native Flint Hills hay meadow, this property would make a great investment for continued agriculture use or a future home building site. There is an electric line along the south boundary and west boundary, a newly drilled water well towards

the center of the property, and township gravel road frontage along the south boundary. With the Corps of Engineers owning most all of the land around the lake, this truly is one of the few opportunity to have such a location! Invest In Land!!

LEGAL DESCRIPTION: That part of the Southwest Quarter of Section 32, Township 24 South, Range 6 East of the 6th P.M. lying South of the Right of Way of the Kansas Turnpike Authority, EXCEPT That part thereof deeded to the United States of America for the Corps of Engineer's project designated El Dorado Lakes Project, Butler County, Kansas. Subject to public road.

2025 REAL ESTATE TAXES:
\$170.66

LAND LOCATION: From El Dorado, 4 1/2 miles north on HWY 77 to NW 60th St, 2 1/2 miles east to the property.



TERMS: This will be an online only auction. Bidding will be by the acre, your bid times 54.5 plus a 10% buyer premium added to the high bid to determine the 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 May 18, 2026. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, and rights of way. 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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