

76+- ACRES ROSE HILL, KS – WATERSHED LAKE, TREES,
PASTURE & TILLABLE FARM GROUND

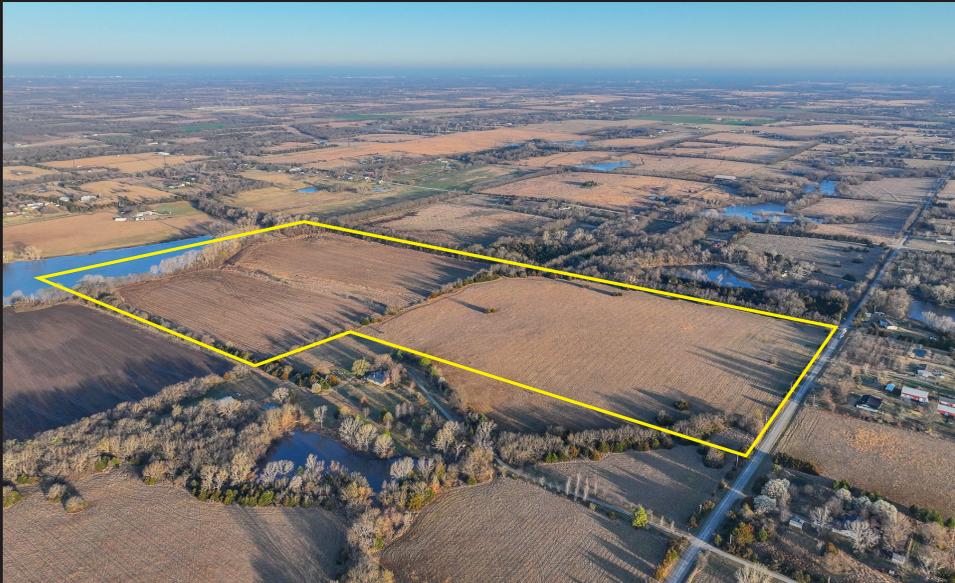
AUCTION

www.sundgren.com

Bidding Ends Tuesday, April 21, 2026 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens April 14 • Download the Sundgren Realty App today!



ROBERT F. PRATER AND WILLIAM E. PRATER, SELLERS

PROPERTY DESCRIPTION: 76+- acres located straight east of Rose Hill in Butler County, Kansas. This is an extremely unique property with a nice portion of a watershed lake offering water activities such as fishing, swimming, and waterfowl hunting. This body of water is loaded with ducks and geese in the winter! The combination of tillable and pasture offers agricultural income and wildlife habitat, a diversity that helps create value and recreation. Deer and turkey are abundant, and you will commonly see quail as well. Regardless of your goal to obtain land for a future homesite, agriculture, or recreation, this property checks all of the boxes! Invest In Land!



LEGAL DESCRIPTION: The Southeast Quarter of the Northeast Quarter, EXCEPT the South 315.40 feet thereof; AND The Southwest Quarter of the Northeast Quarter AND The East Half of the East Half of the East Half of the Southeast Quarter of the Northwest Quarter, all in Section 35, Township 28 South Range 3 East of the 6th P.M., Butler County, Kansas. Subject to road.

2025 REAL ESTATE TAXES: \$631.14

LAND LOCATION FROM ROSE HILL:

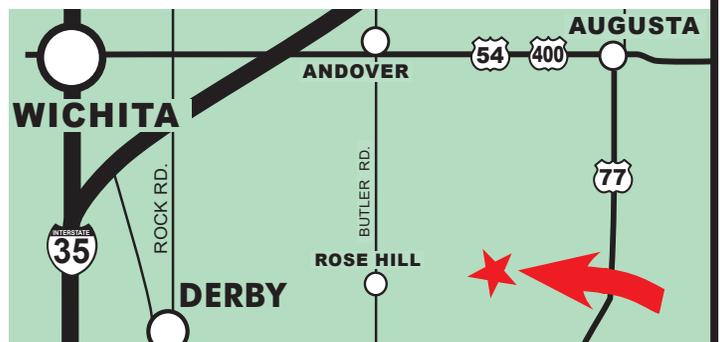
East 4 miles on Silknitter St (SW 180th St) to Tawakoni Rd, ¾ mile north.

LAND LOCATION FROM SANTA FE LAKE RD:

West on SW 170th 1 mile to Tawakoni Rd., ¼ mile south.



TERMS: This will be an online only auction. Bidding will be by the acre, your bid times 76 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$35,000 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 21, 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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