

80+- ACRES BETWEEN TOWANDA & EL DORADO, KS
- PASTURE, TREES & OIL INCOME

AUCTION

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Tuesday, April 28, 2026 • 4:00 P.M.

**AUCTION LOCATION: EL DORADO TRAIN DEPOT
430 N MAIN ST, EL DORADO, KS 67042**



**ONLINE BIDDING IS AVAILABLE
FOR THIS AUCTION
INFORMATION AT SUNDGREN.COM**



LISA RICHARD, DAVID K. JAMES, KATHERINE JAMES, ROBERT E. JAMES, STEPHEN D. JAMES, SELLERS

PROPERTY DESCRIPTION: 80+- acres of native pasture between El Dorado and Towanda in Butler County, Kansas. This land is primarily established in native Bluestem grasses, making it ideal for cattle grazing or livestock operations. A pond provides a water source for livestock and wildlife. Trees are scattered throughout the property, offering natural shelter for livestock and creating habitat for wildlife. The mix of open pasture and tree cover makes this an attractive setting for livestock, hunting/recreation, enjoying the outdoors, or a future home building site. In addition to its agricultural and recreational features, the property includes oil production income, adding an investment component and long-term value. Mineral rights in the area tend to be consistent and longstanding. Access is excellent, with township gravel road all along the east boundary. HWY 254 is just over ¼ mile north, and blacktop SW 20th St is just ¼ mile south. Whether you're looking to expand a cattle operation, invest in land with income, or build a rural home with privacy and convenience, this tract checks all the boxes.

OIL INCOME: There are currently two operating oil leases on the property. The Sellers receive a 4.6875% royalty interest from the Brack C lease and a 2.25005% royalty interest from the Brack D lease. All mineral rights owned by Sellers will transfer to the Buyer at Closing without warranty.

Brack C recent total oil production: 2024 – 1571 barrels, 2023 – 1824 barrels, 2022 – 1884 barrels, 2021 – 1925 barrels, 2020 – 2592 barrels, 2019 – 2404 barrels.

Brack D recent total oil production: 2024 – 650 barrels, 2023 – 816 barrels, 2022 – 898 barrels, 2021 – 717 barrels, 2020 – 862 barrels, 2019 – 786 barrels.

LEGAL DESCRIPTION: The North Half of the Southeast Quarter of Section 11, Township 26 South, Range 4 East of the 6th P.M., Butler County, Kansas. Subject to road.

2025 REAL ESTATE TAXES: \$271.40



LAND LOCATION FROM TOWANDA: 2 miles east on HWY 254 to Shumway, ½ mile south.

LAND LOCATION FROM TOWANDA: 2 miles east on SW 20th St to Shumway, ¼ mile north.

LAND LOCATION FROM EL DORADO: 3 miles west on HWY 254 to Shumway, ½ mile south.

LAND LOCATION FROM AUGUSTA: 5¼ miles north on Ohio St Rd to SW 20th St, east 1 mile to Shumway, north ¼ mile.



TERMS: This will be a live auction with online simulcast bidding available. Bidding will be by the acre, your bid times 80 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$25,000 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 28, 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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