

(3) 80+- ACRE TRACTS SOUTH OF AUGUSTA – WATER METER, FARM GROUND, PASTURE, POND, CREEK & TREES

AUCTION

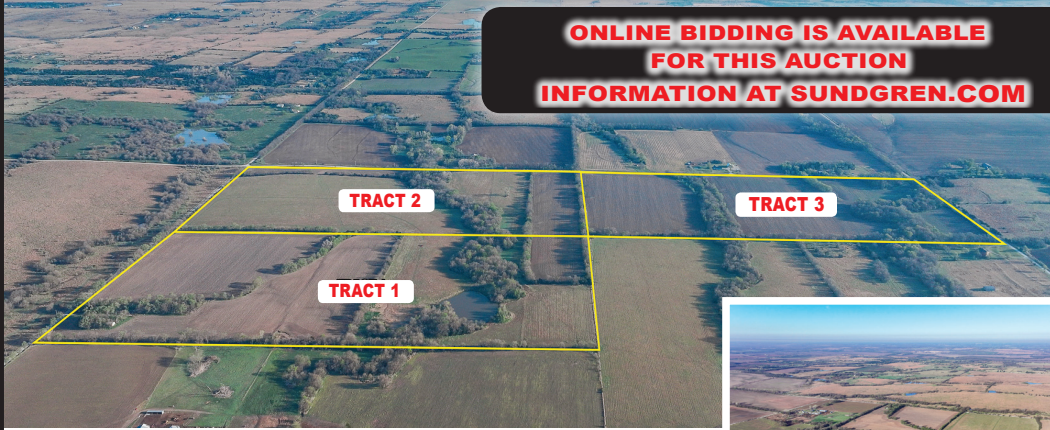
www.sundgren.com

Tuesday, May 19, 2026 • 6:00 P.M.

AUCTION LOCATION: Augusta Historic Frisco Train Depot & Welcome Center
618 STATE ST., AUGUSTA, KS 67010



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



KRISTE L. GOODMANSON REVOCABLE TRUST, SELLER

PROPERTY DESCRIPTION: 240+- acres selling in (3) individual 80 acre tracts south of Augusta in Butler County, Kansas. Tract 1 is extremely diverse, with a large pond, tillable farm ground, pasture, trees and a building. Tract 2 includes a rural water meter, nice timber lined creek/draw, tillable farm ground and native pasture used as hay meadow. Tract 3 is the highest percentage of tillable farm ground and has multiple heavily wooded areas.

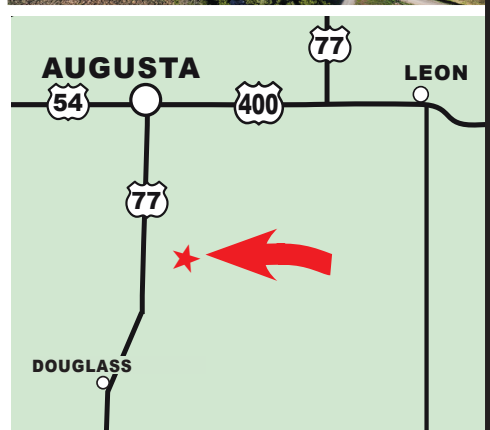
FISH & GAME: All 3 tracts have excellent Kansas whitetail deer and turkey populations, as well as the occasional covey of quail. The pond on Tract 1 is great waterfowl hunting and fishing!

RURAL WATER: There is a 4" line running along the north side of 150th between Shumway and Hopkins Switch Rd. Tract 2 has a rural water meter in place.

2025 REAL ESTATE TAXES: \$2,061.72 total for all 3 tracts.

LAND LOCATION FROM AUGUSTA: 5 miles South on HWY 77 to SW 150th, east 1 1/2 miles.

MANNER OF AUCTION: These (3) 80+- acre tracts will be offered by high bidders choice to take any or all of the tracts. Any tract or tracts that remain after the first choice will be offered in the same manner until all tracts have been chosen by a high bidder.



TERMS: This will be a live auction with online bidding available. We will be selling these properties by the acre, your bid times 80 on each tract plus a 10% buyer premium to arrive at the contract price. Each tract is a 80 deeded acres. Earnest money in the amount of \$40,000 per tract 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 June 22, 2026. 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 confirmation. 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. All announcements made the day of the auction take precedence over any other announcements or printed material.

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