

18156 SW TAWAKONI RD, ROSE HILL KS 67133  
9.4 ACRES, 3 BED 2 BATH, GARAGE, SHOP & POND

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**BIDDING ENDS TUESDAY, JUNE 30 -- 4:00PM**

**ONLINE ONLY AUCTION**

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**PROPERTY ADDRESS: 18156 SW Tawakoni Rd, Rose Hill KS 67133**

**PROPERTY DESCRIPTION:** Just a few miles from both Rose Hill and Douglass, this 9.4-acre property has so much to offer! The spacious 3 bed, 2 bath home, built in 1997, features over 2,000 square feet of finished living space with an efficient split-bedroom floorplan and functional layout. In addition to the detached 2-car garage, you'll love the insulated 50'x30' shop with concrete floor — ready to house your projects, equipment, and toys. Additional outbuildings and pens provide excellent opportunities for livestock or hobby farming. And have you seen the pond? The approximately 1-acre pond is full of fish, creating the perfect spot to relax and enjoy country living. If you've been searching for the complete rural package just outside of town, this property is a must-see!

**LEGAL DESCRIPTION:** Beginning at a point that is 660 feet South of the Northwest corner of the Northwest Quarter of Section 1, Township 29 South, Range 3 East of the 6th P.M., Butler County, Kansas; thence East 660 feet; thence South 660 feet; thence West 660 feet to a point on the West line of said Northwest Quarter; thence North 660 feet to the point of beginning.

**LAND LOCATION FROM ROSE HILL:** 3 miles east on Silkknitter/180th to Tawakoni, south 1/8 mile to property.

**LAND LOCATION FROM DOUGLASS:** 2 miles west on 1st/210th to Tawakoni. north 2 3/4 miles to property.

**2025 REAL ESTATE TAXES:** \$3,587.68

**EARNEST MONEY:** \$15,000

**TERMS:** Bidding will close at 4:00 PM on Tuesday June 30, 2026 or once no additional bids have been placed for 2 minutes. There will be a 10% buyer premium added to the high bid to determine the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked above immediately following the conclusion of the auction and be purchasing the property subject to the preliminary title search report also linked above. Non refundable earnest money is \$15,000 due immediately following the conclusion of the auction. The balance of the purchase price shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before July 31, 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 approval. This property is selling "as is", not subject to financing, inspections, or appraisal. All pertinent information is available upon request.

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