

40 ACRES POND, TREES, PASTURE AND FARM GROUND
NORTH OF EL DORADO, KANSAS

AUCTION

www.sundgren.com

Bidding Ends Wednesday, July 15, 2026 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens July 8 • Download the Sundgren Realty App today!

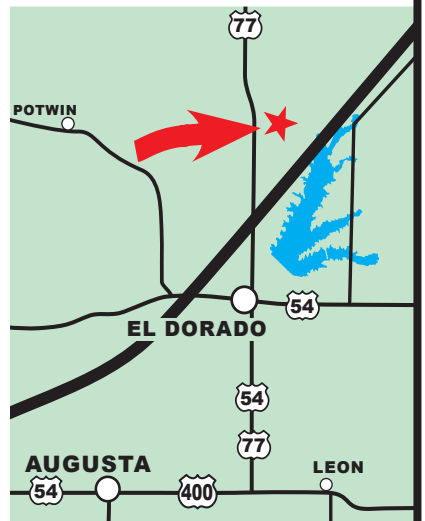


TRACY L CLITES REVOCABLE TRUST, SELLER

PROPERTY DESCRIPTION: 40 acres north of El Dorado in Butler County, Kansas. This is truly a unique opportunity to purchase a land tract this size, with such diversity! There is a pond centrally located on the property, offering the potential for fishing and a water source for wildlife and/or livestock. Approximately 24 acres of the property consists of tillable farm ground, all of that being Class II soils currently planted to corn. Access is excellent, with township gravel road frontage along the south boundary just 1/3 mile off blacktop. Regardless of your land ownership goals, this opportunity offers the potential for agriculture income, fishing, hunting, recreation and a potential future home building site. Again, tracts of land this size with such diversity rarely become available on the public market, so take advantage of this opportunity to Invest in Land!

LAND LOCATION FROM EL DORADO: 7½ miles north on HWY 77 to NW 90th St., 1/3 mile east.

2025 REAL ESTATE TAXES: \$418.58



TERMS: This will be an online only auction. Bidding will be by the acre, your bid times 40 plus a 10% buyer premium added to the high bid to determine the contract price. Earnest money is \$20,000 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 August 17, 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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