

351 ACRES NEAR DOUGLASS IN BUTLER COUNTY, KANSAS SELLING IN 4 TRACTS

AUCTION



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Auction Date: TUESDAY, SEPTEMBER 1, 2026 • 4:00 P.M.

Auction Location: DOUGLASS COMMUNITY BUILDING, 206 S. Forrest St., Douglass, KS 67039
ESTATE OF MAX BROWN, SELLER

OPEN HOUSE: Thursday, August 6, 4pm-6pm
OPEN HOUSE: Wednesday, August 26, 4pm-6pm



PROPERTY ADDRESS: 7805 SW 200th St., Douglass KS 67039

TRACT 1 - PROPERTY DESCRIPTION: Stone house, shop and barn on 5+- acres northeast of Douglass in Butler County, Kansas. This attractive rural property combines the use functionality you would expect out of a rural property with peaceful and scenic views. Just one-half mile off blacktop HWY 77, this property has good quick easy access to surrounding towns and amenities.

The solid stone home built in 1984 features a comfortable and functional layout with 1530 finished square feet on the main floor, plus a finished basement. Main floor features with a primary bedroom, living room w/ fireplace, kitchen, bathroom and laundry. The finished basement includes two non-conforming bedrooms, living area bathroom & bar!

A standout feature is the modern shop, complete with utilities and a concrete floor, making it ideal for projects, tools and equipment storage. Adding to the property's character is a vintage barn that reflects the area's agricultural heritage and offers additional storage or livestock potential.

Whether you're looking for a country home, hobby farm, or a property with room for your business and recreation, this one offers a rare combination of quality improvements, scenic surroundings, and a convenient location! Take a look at the rural residential opportunity to Invest In Land!

LEGAL DESCRIPTION: Beginning at a point 810.5 feet East of the Northwest Corner of the Northwest Quarter of Section 15, Township 29 South, Range 4 East of the 6th PM, thence running East 466.5 feet; South 467 feet, West 466.5 feet; thence North 467 feet to the Place of Beginning, Butler County, Kansas. Subject to public road.

2025 REAL ESTATE TAXES: \$3,602.96

EARNEST MONEY: \$15,000



TRACT 2 DESCRIPTION: 66+- acres northwest of Douglass in Butler County, Kansas. This nice land tract consists of mostly all pasture with a pond and a timber lined draw. Access is good township gravel road about 1/2 mile from blacktop HWY 77. Quality grass tracts such as this in an affordable size with quick easy access to many area towns including Douglass, Augusta, Andover, Winfield and Wichita don't become available on the public market often, so take advantage of this opportunity to Invest In Land!

LEGAL DESCRIPTION: The North Half of the Northwest Quarter of Section 15, Township 29 South, Range 4 East of the 6th PM, Butler County, Kansas; EXCEPT That certain tract described as: Commencing at the Northwest Corner of the North Half of the Northwest Quarter of Section 15, Township 29 South, Range 4 East of the 6th PM, Butler County, Kansas; thence South 467 feet; thence East 1277 feet; thence North 467 feet; thence West 1277 feet to the Place of Beginning. Subject to public road.

2025 REAL ESTATE TAXES: \$244.78

EARNEST MONEY: \$20,000



TRACT 3 DESCRIPTION: 120+- acres northwest of Douglass in Butler County, Kansas. This beautiful rolling scenic pasture tract has a large 3 1/2 acre clear water pond PLUS 3 additional smaller ponds spread throughout the property. Access is good township gravel road less than 1/2 mile from blacktop HWY 77. The property is cross fenced into 3 separate units to allow rotational grazing or the ability to let a portion of the property remain open during hunting season. That could be especially desirable in the northern most grazing unit, which is 40+- acres tucked back in the hills with large elevation changes, timber lined draws, and the ideal terrain to attract and hold high quality Kansas whitetail deer! There is quick and easy access to many area towns including Douglass, Augusta, Andover,

Winfield and Wichita. Diversity is what this property has; agriculture, hunting, fishing, scenic view & investment! Own Land!

LEGAL DESCRIPTION: The Southwest Quarter of Section 10, Township 29 south, Range 4 East of the 6th PM, EXCEPT the Northwest Quarter Thereof, Butler County, Kansas. Subject to public road.

2025 REAL ESTATE TAXES: \$467.16

EARNEST MONEY: \$35,000



TRACT 4 DESCRIPTION: 160+- acres of pasture east of Douglass in Butler County, Kansas. This tract consists of all pasture with 3 ponds, just a very clean livestock grazing tract with very few trees. Access is provided by Shumway all along the east boundary and 220th all along the north boundary. The northeast corner of the property is just 1 mile from blacktop 210th. If you are looking to start of expand a livestock operation, explore potential rural development or simply add to your land investment portfolio, take a look at this opportunity to Invest In Land!

LEGAL DESCRIPTION: The Northeast Quarter of Section 26, Township 29 south, Range 4 East of the 6th PM Butler County, Kansas. Subject to public road.

2025 REAL ESTATE TAXES: \$512.34

EARNEST MONEY: \$45,000



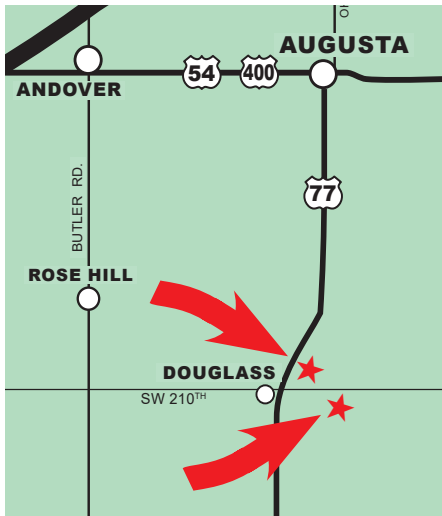
TRACTS 1, 2 & 3 LOCATION FROM DOUGLASS: North 1 mile on HWY 77 to 200th, east 1/2 mile.

TRACT 4 LOCATION FROM DOUGLASS: 3 miles east on 210th to Shumway, south 1 mile.

MANNER OF AUCTION: These Tracts will sell individually and in numerical order.

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

TERMS: We will be selling tract 1 by total dollars and tracts 2, 3 & 4 your bid times the number of acres specified plus a 10% buyer premium to arrive at the contract price. Earnest money 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 October 1, 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 Sellaer 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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