

240+- ACRES, 2 TRACTS – BIRD CREEK, TILLABLE, PASTURE, POND, TREES,
HOUSE & HUNTING – BUTLER COUNTY, KANSAS

AUCTION

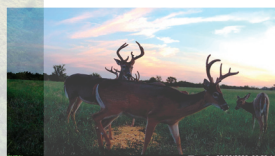
www.sundgren.com

Thursday, October 1, 2026 • 6:00 P.M.

AUCTION LOCATION: El Dorado Civic Center
201 E. Central, El Dorado, KS



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



R RANCH LLC, SELLER

TRACT 1 PROPERTY ADDRESS:

8547 SE 20th St., Rosalia, Kansas 67132

TRACT 1 PROPERTY DESCRIPTION:

Versatile 80-acre property located between El Dorado and Rosalia in Butler County, Kansas, offering a combination of agricultural, farmstead, and outstanding recreational opportunities.

The 1916-built farmhouse is currently rented, offering the opportunity for an additional income source. If you aren't interested in a tenant, it could be used as a rural residence, weekend retreat or hunting cabin.

The property features tillable farm ground, providing agricultural acreage and adding value for farmers, outdoors enthusiasts and investors. Mature trees and natural cover create attractive wildlife habitat throughout the property, while Bird Creek adds an important water feature and enhances the character and recreational appeal of the land.

For the outdoor enthusiast, this property offers excellent Kansas hunting. The combination of creek, timber, agricultural ground, and natural cover creates ideal habitat for Kansas whitetail

deer, along with wild turkey and quail. The diverse habitat provides opportunities for hunting, wildlife watching, and enjoying the outdoors throughout the year.

TRACT 2 PROPERTY DESCRIPTION: This exceptional 160-acre tract in Butler County, Kansas, located between El Dorado and Rosalia, offers a diverse combination of productive agricultural ground, quality pasture, mature timber, water, and outstanding recreational opportunities.

Bird Creek adds a natural water feature to the property, while a pond provides additional water and enhances the property's wildlife habitat. The combination of creek, pond, trees, pasture, and tillable ground creates the kind of diverse habitat that attracts and holds wildlife.

For the avid outdoorsman, this is a really strong hunting property. The mixture of timber, pasture, agricultural fields, and reliable water creates excellent habitat for Kansas whitetail deer, wild turkey, and quail. The varied terrain and cover provide numerous opportunities for hunting and wildlife observation.

The property also offers tillable acreage, hay meadow and pasture, providing agricultural versatility and the potential for income-producing use. Mature trees and natural cover throughout the tract add both beauty and value while providing important wildlife habitat.

With 160 acres, there is plenty of room to enjoy the property in multiple ways — from farming and grazing to hunting, recreation, and a private Kansas country retreat.

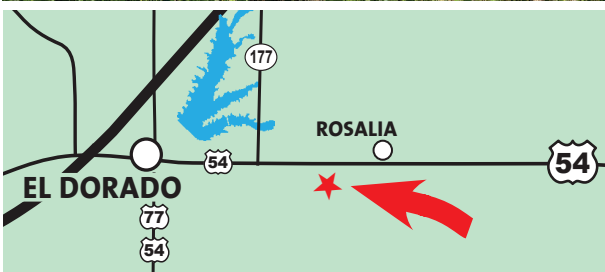
2025 REAL ESTATE TAXES: \$2,973.64

LAND LOCATION FROM ROSALIA:

3 miles west to Grant Rd., 1 mile south.

LAND LOCATION FROM EL DORADO:

9 miles east to Grant Rd., 1 mile south.



TERMS: This will be a live auction with online bidding available. We will be selling each tract your bid times the number of acres specified plus a 10% buyer premium to arrive at the contract price. \$35,000 for Tract 1 and \$50,000 earnest money for Tract 2 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 November 2, 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. The successful high bidder will be purchasing the property subject to the preliminary title search report provided and be required to sign our real estate purchase contract. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.

JOE SUNDGREN
BROKER
AND AUCTIONEER

316-321-7112

RICK REMSBERG
AUCTIONEER AND REALTOR

316-322-5391



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