

53.5 ACRES OF NATIVE PASTURE AND A LARGE POND
NEAR EL DORADO LAKE

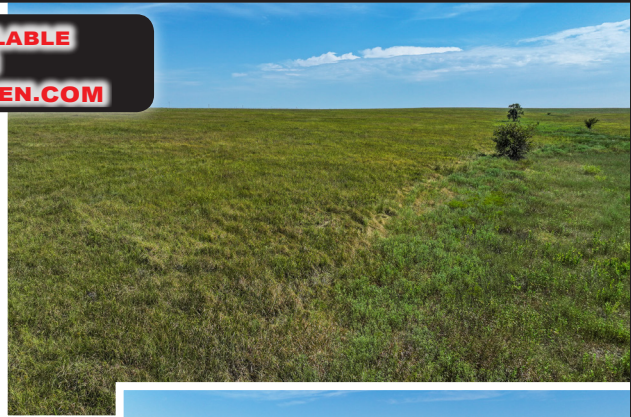
AUCTION

www.sundgren.com

Wednesday, October 7, 2026 • 4:00 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**



THE DENNIS AND JEAN THOMPSON REVOCABLE TRUST, SELLER
PROPERTY DESCRIPTION: 53.5 acres of top quality native Flint Hills pasture northeast of El Dorado, near the El Dorado Lake, in Butler County, Kansas. You won't find better quality grass! This property has been utilized for cattle grazing and as hay meadow in the past. That diversity is valuable regardless of your intention to own land as an investment or for agriculture production activities. There is a large pond on the property, and any concerns about water can be alleviated with the purchase of a rural water meter. A rural water line runs across the road and a meter is available! In addition to top notch pasture, water, and location, this property also has some sneaky good hunting! While enjoying time on the property, we have seen Kansas whitetail deer, dove, turkeys and quail! Invest In Land!

RURAL WATER: Butler County Rural Water District #3 has a line across the road, and meters are available. Cost of a new meter is \$3,000 plus any construction costs that would include a road bore. Having rural water and electric available along the road make this property an excellent homesite candidate!



LEGAL DESCRIPTION: Beginning at the Northwest Corner of the Northeast Quarter of Section 14, Township 25 South, Range 6 East of the 6th P.M., Butler County, Kansas; thence North 89°14'06" East on the North line of said Northeast Quarter, a distance of 660.00 feet, thence South 1°24'58" East parallel to the West line of said Northeast Quarter, a distance of 1000.00 feet, thence South 26°59'47" East, a distance of 1833.59 feet to the South line of said Northeast Quarter, thence South 89°16'43" West, a distance of 1451.76 feet to the Southwest Corner of said Northeast Quarter, thence North 1°24'58" West, a distance of 2643.75 feet to the point of beginning. Subject to public road.

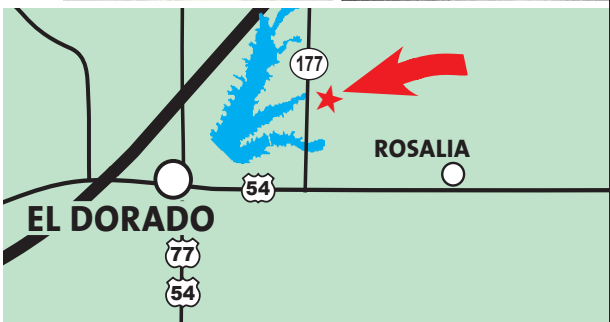
2025 REAL ESTATE TAXES: \$182.02

LAND LOCATION FROM EL DORADO:

North 6 miles to NE 50th, east 1 mile to Ellis Rd., south 1 mile to NE 40th, west 3/8 mile.



TERMS: This will be a live auction with online bidding available. Bidding will be by the acre, your bid times 53.5 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$15,000 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 November 9, 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. 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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