BENTGRASS CONDO, 1770 COUNTRY CLUB RD #9,
EL DORADO, KS 67042

AUCTION

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Bidding Ends Thursday, November 5, 2026 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens October 29 • Download the Sundgren Realty App today!

















ESTATE OF LARRY L. ABRAHAM, SELLER

PROPERY ADDRESS: 1770 Country Club Rd #9, El Dorado, KS 67042

PROPERTY DESCRIPTION: All brick Bentgrass condo in northeast El Dorado, Kansas situated in a quiet cul-de-sac directly adjacent to the Prairie Trails Golf Course. The main floor features 3 bedrooms, 2 bathrooms, a spacious living room highlighted by a cozy fireplace. The well-appointed kitchen includes solid surface countertops, tile flooring, generous cabinet storage, and a charming breakfast nook. Additional highlights include a finished garage with built-in storage and convenient handicap access, plus a screened-in back deck ideal for relaxing evenings. The large unfinished basement allows for additional living space, an abundance of storage, or both! Take a look at this unique opportunity to Name Your Price on quality minimal maintenance living in El Dorado Kansas!

Property is subject to Bentgrass By-Laws, available for review on our website, and HOA annual dues of $1,500, with a $300 initiation fee, for lawn care, snow removal and maintenance of common areas.

LEGAL DESCRIPTION: Unit 9, Building 4, Block 1, BENTGRASS, an Addition to the City of El Dorado, Butler County, Kansas, together with such dwelling unit's undivided 1/15 of interest in the common areas and facilities pertaining to such buildings and real estate more specifically defined in said Declaration.

2025 GENERAL AND SPECIAL REAL ESTATE TAXES: $5,130.50

TERMS: This will be an online only auction with a soft close, with the end clock resetting to 2 minutes each time a bid is placed within the last 2 minutes. There will be 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 December 7, 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, HOA approval 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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