

75+- Acres Butler County, Kansas Land South of Leon
Farm House & Buildings on 5+- Acres

AUCTION

www.sundgren.com

Saturday, February 2, 2019 • 10:00 A.M.

AUCTION LOCATION: 536 S.E. 137TH Terrace, Leon, KS 67074

REAL ESTATE PROPERTY WILL SELL AT 11:00 A.M.



75+- Acres Butler County, Kansas Land South of Leon ABSOLUTE!



Farm House & Buildings on 5+- Acres Butler County, KS South of Leon

TODD R. SOWERS AND THE ESTATE OF FW SOWERS JR, SELLERS

PROPERTY DESCRIPTION: 75+- acres of pasture and timber in the scenic Flint Hills of Butler County, Kansas. There are 3 ponds on the property and a natural spring that provides live water. A rural water meter will transfer to the buyer, making this an excellent candidate for a rural home building site. Other uses include hay meadow and livestock grazing. Great combination of agriculture and wildlife!

LEGAL DESCRIPTION: 75+- acres in the N/2 of the SE/4 Section 12, Township 28 South, Range 05 East of the 6th P.M., Butler County, Kansas.

2018 REAL ESTATE TAXES: \$263.08.

AUCTION LOCATION: From HWY 400, South on Haverhill Rd 3 1/2 Miles to 140th, East 2 1/4 Miles to the property.

TERMS: Earnest money is \$15,000 down 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 March 4, 2019. 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. This property is not selling subject to financing or inspections. 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. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.



ESTATE OF FRANCIS W. SOWERS JR, SELLER

PROPERTY DESCRIPTION: 2 story Farm House built in the 1970's on 5+- acres in a scenic portion of the Flint Hills in Butler County, Kansas. The Farm House consists of 5 bedrooms, 2 full bathrooms, and 2400 square feet of finished living area. Other features include a large kitchen, small basement for shelter, and a wonderful wrap around porch facing both the East and the South. A large oversized 3 car attached garage allows abundant storage for vehicles and other belongings. The house is on rural water, septic, and has a Generac backup generator. Outbuildings include a storage shop and a pole barn.

LEGAL DESCRIPTION: Beginning at the Southwest Corner of the North Half (N/2) of the Southeast Quarter (SE/4) of Section 12, Township 28 South, Range 5 East of the Sixth P.M., thence East 275 feet, thence North parallel with the East section line a distance of 792 feet, thence West parallel with the South section line a distance of 275 feet, thence South 792 feet to the place of beginning, in Butler County, Kansas.

2018 REAL ESTATE TAXES: \$1918.12.

AUCTION LOCATION: From HWY 400, South on Haverhill Rd 3 1/2 Miles to 140th, East 2 1/4 Miles to the property.

TERMS: Earnest money is \$10,000 down on each Tract 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 March 1, 2019. 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. This property is not selling subject to financing or inspections. 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. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.



PERSONAL PROPERTY — 10:00 A.M.



UTV & ATVS:
Kawasaki Mule 4010 4x4, 1,144 hours, Windshield, Hard Top
Polaris 350 ATV 2x4
Honda 4 Trax 4WD ATV
Golf Carts EZ Go DNR

VEHICLES:
1996 Chevrolet 3500 Single Cab, Dually, Dump Bed, 199,000 miles, 4WD, Turbo Power Diesel
1995 Chevrolet 1500 Extended Cab, 271, 4x4, 229,552 miles

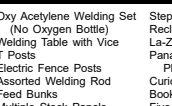


TRAILERS:
Triple Axle Snopbuilt Gooseneck Flatbed 26'
WW 20' Gooseneck Stock Trailer

EQUIPMENT & TOOLS:
Allis Chalmers 170 with loader, 4,925 hours
Heston 6650 Swather, 4,160 Hrs
Vermeer Model 5051, 505 Super I, Round Baler, SN IVRA11831V1003066
Husler Raptor ZTR Mower, 54" Cut, Kohler 25 hp
Grasshopper Mower DNR



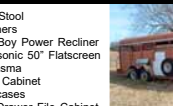
Lincoln Ranger 8 Electric Welder, Kohler Motor, 20 HP, 225 AC, 210 DC
Lincoln 225 Amp AC Welder
Power Kraft 180 Amp AC Welder
Toro PowerMax Snow Blower, 11.5 hp
Tire Machine
Rotary Mower
7" 3pt Blade
Cattle Guard
Lawn Wagon
Huskee Lawn Cart
Mini Scaffold



Oxy Acetylene Welding Set (No Oxygen Bottle)
Welding Table with Vice
T Posts
Electric Fence Posts
Assorted Welding Rod
Hand Tools
Miscellaneous Power Tools
Multiple Stock Panels
Husqvarna 55 Chainsaw
Leaf Blower
Poulan Tree Saw
Wood Working Tools
Hand Tools
Miscellaneous Power Tools

APPLIANCES:
Samsung Side By Side Refrigerator
Whirlpool Refrigerator
Maytag Washer & Dryer
Chest Freezers

FURNITURE:
2 Drawer Chests
Office Chairs



Step Stool
Recliners
La-Z-Boy Power Recliner
Panasonic 50" Flatscreen Plasma
Curio Cabinet
Bookcases
Five Drawer File Cabinet
4 & 5 Drawer Chests
Sleep Number Queen Bed, Massage, Adjustable Base
2 Queen Beds
Small Sharp Flat Screen TV
2 Full Size Beds
Antique Table on Casters
Teacher's Desk
Loveseat
Antique Dresser
Trunk
2 Wingback Lazy Boy Recliners
2 Dressing Tables
Coffee Tables



Night Stands
Lamps
Card Table & Folding Chairs
Patio Furniture
Wood Rockers
Porch Swing

MISC. & ANTIQUES:
Peter Johnson Prints
79/300 Beaumont, 2/300 Leon
Numerous Toy Trucks - Texaco
Thermos and Lunchbox - Texaco



Equipment, etc.
Large Amount of Older Equipment - Scrap/Parts - Tractors, Trailers, Balers, Implements, Cattle
Stair Lift Chair & Track
Schwinn Air Dye
Small Amount Misc. Ammo, 22, BB's
Grass Seeder
Yard & Garden Tools
Iron Wheels
Hand Cultivator
Charbroil Grill
Implement Seats



Washtub Planters
Cream Cans
Kitchen Misc.
Paper Shredder
Storage Tubs
Shelving
Board Games
Porcelain Pots
Dart Board
Westinghouse Roaster
Bolo Ties
Coolers
Pedestal Fans
Drop Cords
Scrap Iron
Knick Knack Shelves

PERSONAL PROPERTY TERMS: There will be a 3% buyers premium on all purchases. Payment will be accepted in the form of Cash, Approved Check, or Credit Card. All announcements made the day of the auction take precedence over any printed materials.

JOE SUNDGREN
BROKER AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR
AND AUCTIONEER
316-322-5391



218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER
316-377-0013

PHILLIP SOLORIO
REALTOR AND AUCTIONEER
316-323-0218