

55.3 ACRES NORTH OF TOWANDA IN BUTLER COUNTY, KANSAS FOR SALE-GREAT BUILDING SITE

# AUCTION

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**Tuesday, December 11, 2018 • 6:00 P.M.**

**AUCTION LOCATION:** El Dorado Civic Center, 201 E. Central, El Dorado, KS 67042

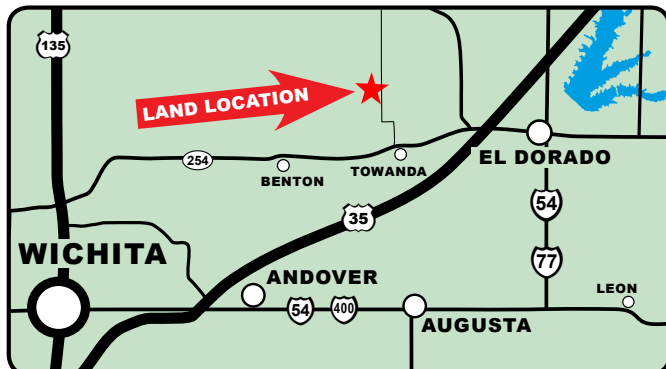
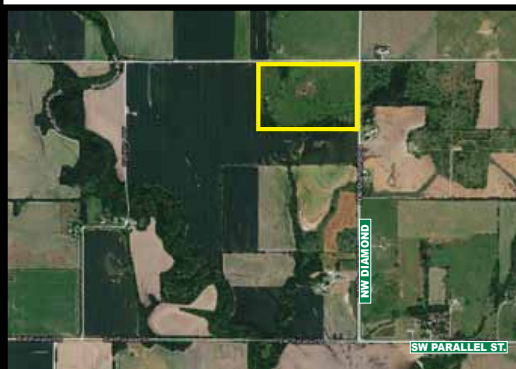
**RUSHING WATERS LLC, SELLER**



**PROPERTY DESCRIPTION:** 55.3 Acres of hilltop native Flint Hills pasture with timber, a water well, small creek, and a spring just north of Towanda in Butler County, Kansas. Excellent access with blacktop Diamond Rd on the east, and township gravel road on the south. Most recent use has been for livestock grazing. Nice elevation changes with a beautiful view!

**LAND LOCATION:** From HWY 254 at Towanda Kansas, North on River Valley Rd 2 Miles, West on Parallel 1 Mile, North on Diamond Rd 1¼ Mile 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 January 11, 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.



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