

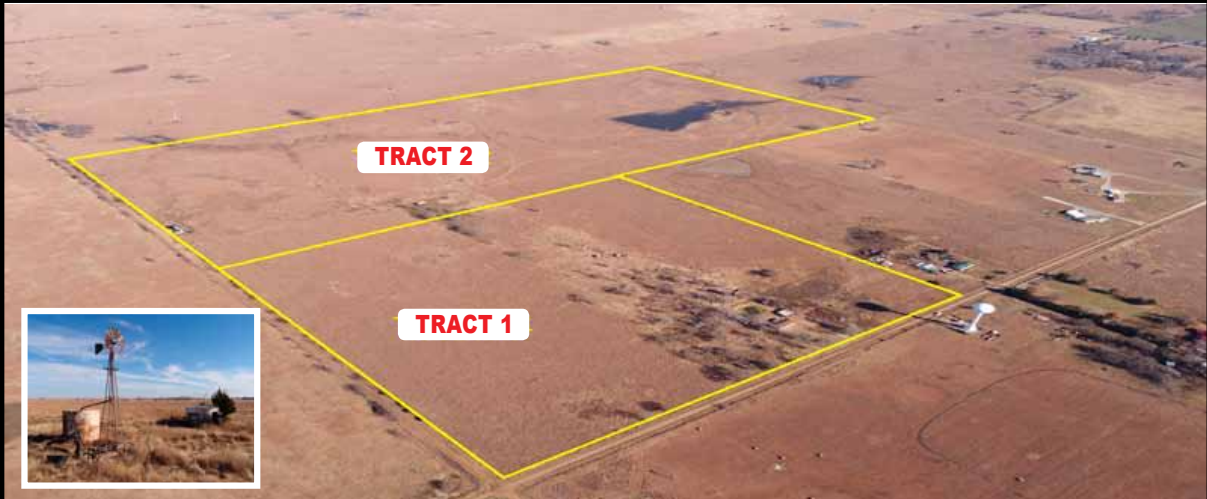
2 TRACTS: 40 ACRES AND 80 ACRES W/ PASTURE,
OIL, POND, & RURAL WATER

AUCTION

www.sundgren.com

Wednesday, January 30, 2019 • 6:00 P.M.

AUCTION LOCATION: El Dorado Civic Center, 201 E. Central, El Dorado, KS
SARAH & GERALD CRUMLEY, MERLE HARRISON, SELLERS



TRACT 1

PROPERTY DESCRIPTION: 40+- acres south of El Dorado in Butler County Kansas. This property is known as "Windmill Cave". There is an unusual windmill with a system of caves and underground water beneath it. A double wide trailer house sits on the property but is not included in the sale. Please call or email for more details. Other improvements include some pipe pens and misc. buildings. Great property to build your home in the county with utilities already present!

LEGAL DESCRIPTION: The Southwest Quarter of the Southwest Quarter Section 32, Township 26 South, Range 06 East of the 6th PM, Butler County, Kansas. Common Address is 2156 SE 60th, Leon Kansas 67074.

LAND LOCATION: From El Dorado East on HWY 54 to Bluestem Rd, South to 60th, West to the property OR From Leon, North on Bluestem Rd to SE 60th, West to the property.

2017 REAL ESTATE TAXES: \$92.46.



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.

TRACT 2

PROPERTY DESCRIPTION: 80+- acres of native pasture with a large pond, rolling terrain, excellent Bluestem grasses, and oil production. Great property for agriculture and future rural residence site!

LEGAL DESCRIPTION: The North Half of the Southwest Quarter Section 32, Township 26 South, Range 06 East of the 6th PM, Butler County, Kansas.

LAND LOCATION: From El Dorado East on HWY 54 to Bluestem Rd, South to 60th, West to the property OR From Leon, North on Bluestem Rd to SE 60th, West to the property.

2017 REAL ESTATE TAXES: \$185.56.



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