

3 TRACTS BUTLER COUNTY, KS LAND NEAR
WHITEWATER, TOWANDA, & LATHAM

AUCTION

www.sundgren.com

Thursday, March 17, 2016 • 6:00 P.M.

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

Howard R. Brainerd and Nancy Siebert Revocable Living Trust, Sellers

TRACT 1



PROPERTY DESCRIPTION: 160+- acres of high quality tillable ground near Potwin and Whitewater in Butler County, Kansas. A hedge row is located along the West and a portion of the South boundaries. Soils consist of 77% Rosehill Silty Clay Loam and 23% Irwin Silty Clay Loam. This tract of land offers a tremendous tillable farm ground investment opportunity.

LEGAL DESCRIPTION: The Northeast Quarter of Section 3, Township 25 South, Range 3 East of the 6th P.M., Butler County, Kansas.

2015 REAL ESTATE TAXES: \$804.02.

LAND LOCATION: From Whitewater, 4 miles East on HWY 196 to Indianola, South 2 1/2 miles to the property.

EARNEST MONEY: \$50,000.



TRACT 2

PROPERTY DESCRIPTION: 80+- acres of excellent native pasture, windmill, small timber lined creek, and a portion of a large pond. This tract can be used for either summer or winter livestock pasture. Oil income exists from a well on the property currently producing 1.76 barrels per day. The landowner owns 100% of the mineral rights and receives a 1/8 royalty. Great potential building site just 1/2 mile from blacktop.

LEGAL DESCRIPTION: The North Half of the Southeast Quarter of Section 23, Township 25 South, Range 4 East of the 6th P.M., Butler County, Kansas.

2015 REAL ESTATE TAXES: \$143.74.

LAND LOCATION: From El Dorado, Northwest on HWY 196 4 Miles to 30th, West 1 Mile to Shumway, South 1/2 Mile to the property.

EARNEST MONEY: \$25,000.



TRACT 3

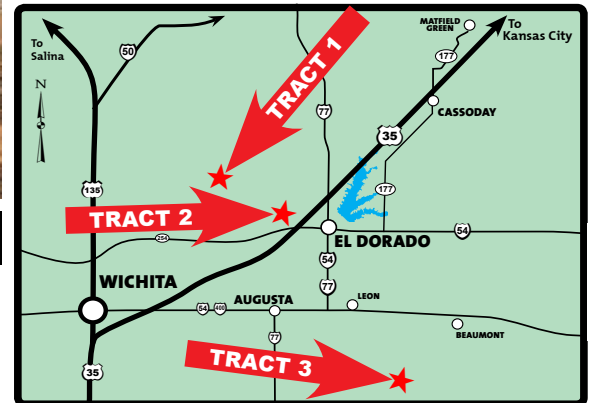
PROPERTY DESCRIPTION: 160+- acres of excellent Flint Hills pasture in Southeast Butler County, Kansas. This square quarter section has 1 large pond, an old windmill, good to average fence, and access via blacktop road. Great property to own for livestock grazing or investment. 50+ Greater Prairie Chickens were present on the property when viewed for pictures.

LEGAL DESCRIPTION: The Northwest Quarter of Section 26, Township 29 South, Range 7 East of the 6th P.M., Butler County, Kansas.

2015 REAL ESTATE TAXES: \$194.88.

LAND LOCATION: From Latham, South 2 1/2 Miles on Quivira Rd/Stoney Creek Rd.

EARNEST MONEY: \$25,000.



TERMS: Earnest money is specified above on each tract and 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 April 18, 2016. 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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