

160 ACRES BUTLER COUNTY, KANSAS
LAND – 30 ACRE WATERSHED LAKE

AUCTION

www.sundgren.com

Friday, April 22, 2022 • 2:00 P.M.

**AUCTION LOCATION: El Dorado Civic Center, 201 E. Central, El Dorado, KS 67042
DAVID W. AND DIXIE J. CURRY JOINT REVOCABLE TRUST**



PROPERTY DESCRIPTION: 160 acres in the heart of the Flint Hills of southeast Butler County, Kansas near Beaumont. Featuring a 30+ acre Watershed Lake, but with other water features that include a nice clear water fishing pond, spring fed creek running into the Lake, and a nice pool of water and creek in the spillway area behind the lake. Extremely high quality body of water for waterfowl, with Ducks and Geese commonly seen. The lake is surrounded by excellent Kansas Whitetail Deer habitat, and also attracts and holds other wildlife such as Turkeys and Quail. The fishing is excellent with Largemouth Bass, Crappie, Bluegill, and Channel Catfish. This property has native Flint Hills pasture with a mixture of trees and brush with different concentrations throughout. You don't see a land buying opportunity of this caliber present itself often, so take advantage of this unique opportunity to Invest In Land!

LAND LOCATION: From Leon, Kansas east on HWY 400 10 miles to SE Gray Rd., north 2 miles to SE 90th St., east 1½ miles to the property

LEGAL DESCRIPTION: NE/4 Section 19, Township 27 South, Range 8 East of the 6th PM, Butler County, Kansas

2021 REAL ESTATE TAXES: \$576.96



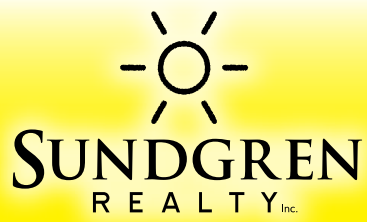
TERMS: There will be a 10% buyers premium added to the high bid to determine the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked above and be purchasing the property subject to the preliminary title search report also linked above. Non refundable Earnest money amount is \$50,000 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 May 23, 2022. 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, 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. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material. Boundary lines and fence lines are not guaranteed. All pertinent information is available upon request



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