

80 ACRES BUTLER COUNTY, KANSAS PASTURE
W/ OIL INCOME BETWEEN EL DORADO AND
TOWANDA

AUCTION

www.sundgren.com

Tuesday, May 10, 2022 • 6:00 P.M.

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

SONIA J REAGAN REVOCABLE TRUST, DEBRA ANN BARBOR, NATHAN J FARRIS, SELLERS



PROPERTY DESCRIPTION: 80 acres of native Bluestem pasture with a large pond, blacktop frontage, and oil income. Great location between Towanda and El Dorado, and just about 6 miles northeast of Augusta. Excellent opportunity to have a good pasture for livestock grazing or a potential home building site.

LAND LOCATION: From Towanda, KS 2½ miles east on SW 20th St (Towanda/Kechi Rd).

LEGAL DESCRIPTION: W/2 SE/4 Section 12, Township 26 South, Range 4 East of the 6th PM, Butler County Kansas

MINERAL RIGHTS: Sellers mineral rights shall transfer with the property to the Buyer at Closing.

POSSESSION: Buyer shall receive possession at closing subject to a 2022 cattle grazing lease. The lease income shall be prorated to the day of closing.

2021 REAL ESTATE TAXES: \$84.82

TERMS: Earnest money amount is \$25,000 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 June 13, 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.



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