

(2) 40 ACRE LAND TRACTS SOUTHEAST OF AUGUSTA  
IN BUTLER COUNTY, KANSAS  
BARN, PENS, WATER, & ELECTRIC

# AUCTION

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**Saturday, October 8, 2022 • 10:00 A.M.**

**AUCTION LOCATION: 11498 SW Boyer Rd., Augusta, KS 67010**  
**HARRIS CHANDLER, SELLER**



**TRACT 1**

**LAND LOCATION:**

11498 SW Boyer Rd., Augusta, KS 67010

**PROPERTY DESCRIPTION:** 40+- acres southeast of Augusta in Butler County, KS with an 84' x 50' building. With good township gravel road access along the west boundary, this property sits just 1½ miles from blacktop 100th and 1¼ miles from blacktop Haverhill Rd. Water is provided by a good well, with lines run to hydrants and automatic waterers. Electric is buried from the road and services both the barn and pens east of the barn. With a large amount of quality pipe pens, traps and concrete bunks, this property is set up excellent

for your livestock operation. Inside the barn there is a tack room for storage. Most of the building has concrete floors, but there are some dirt floor areas for livestock. Water is plumbed for a wash rack at the southwest corner of the building. Native Flint Hills pasture makes up the balance of the property. With the gently rolling terrain, you can utilize the pasture for hay or grazing. With all of these great amenities already in place, this would be the perfect place to build your dream home in the country!



**LEGAL:** N/2 W/2 SW/4 Section 33, Township 27 South, Range 5 East of the 6th PM, Butler County, Kansas

**TRACT 2**

**LAND LOCATION:** 2918 SW 120<sup>TH</sup>, Augusta, KS 67010

**PROPERTY DESCRIPTION:** 40+- acres of native Flint Hills pasture with township gravel road access along two sides of the property, located at the northeast corner of Boyer Rd and 120th. This tract is just ¾ mile from blacktop Haverhill Rd and 1¼ mile from blacktop 100th. Butler Rural Water District #4 has a 4" waterline at the southwest corner of Boyer and 120th. With both water and electricity available, this tract is an excellent candidate for a rural residence!



**LEGAL:** S/2 W/2 SW/4 Section 33, Township 27 South, Range 5 East of the 6th PM, Butler County, Kansas

**LAND LOCATION:** From Augusta 4 miles east on 100th to Boyer Rd, 1½ miles south to the property OR from HWY 54 in El Dorado, 11 miles south on Haverhill Rd to 120th, west ¾ mile to the property.



**2021 REAL ESTATE TAXES:** \$341.82 (both tracts combined)

**TERMS:** Bidding will be by the acre, your bid times 40 on each tract. 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 is \$20,000 for each tract and due at the conclusion of the auction unless other arrangements have been made prior to bidding. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before November 10, 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. Boundary lines and fence lines are not guaranteed. All pertinent information is available upon request.



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