

24.3 ACRES, HOUSE, POND, TILLABLE, AND TREES

AUCTION

www.sundgren.com

Auction Closes December 1, 2022 at 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on November 17 • Download the Sundgren Realty app today!

THE ESTATE OF ARNEL E. THOMAS, SELLER



PROPERTY ADDRESS:

11380 SE 20th St., Rosalia, KS 67132

PROPERTY DESCRIPTION:

Located just southwest of Rosalia in eastern Butler County, Kansas, this 24.3 acres has a double wide manufactured home and some miscellaneous buildings. The house could use some work, but regardless of your desire to fix up the house or build yourself a new house or barn home, this is an excellent opportunity with electric and rural water already active and in place! Land features include approximately 20 acres of tillable farm ground, 1 pond, and some areas with pasture and trees. Access is just 1/2 mile from blacktop Flinthills Rd. Very unique opportunity to purchase a tract of land this size in eastern Butler County, Kansas with utilities already in place and grandfathered into zoning to build your rural dream home! Invest In Land!

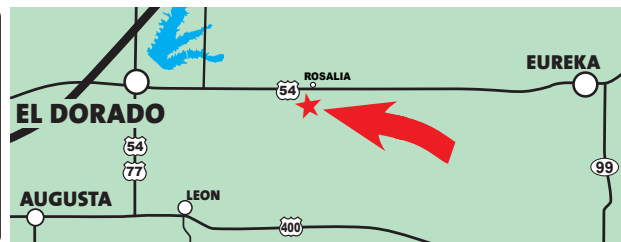


LEGAL DESCRIPTION: Commencing at the Southeast corner of the Southwest Quarter (SE/C SW/4) of Section 11, Township 26 South, Range 7 East, thence West 950'; thence North 1146.5', thence East 950'; thence South 1146.5' to beginning.

2021 GENERAL AND REAL ESTATE TAXES: \$841.82 **EARNEST MONEY:** \$10,000

PROPERTY LOCATION: From HWY 54 west of Rosalia, south on Flinthills Rd. 1 mile to SE 20th St., west 1/2 mile to the property.

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 at sundgren.com and be purchasing the property subject to the preliminary title search report also linked at sundgren.com. Non refundable earnest money is \$10,000 due at the conclusion of the auction. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before December 30, 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 selling "as is", not 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.



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