

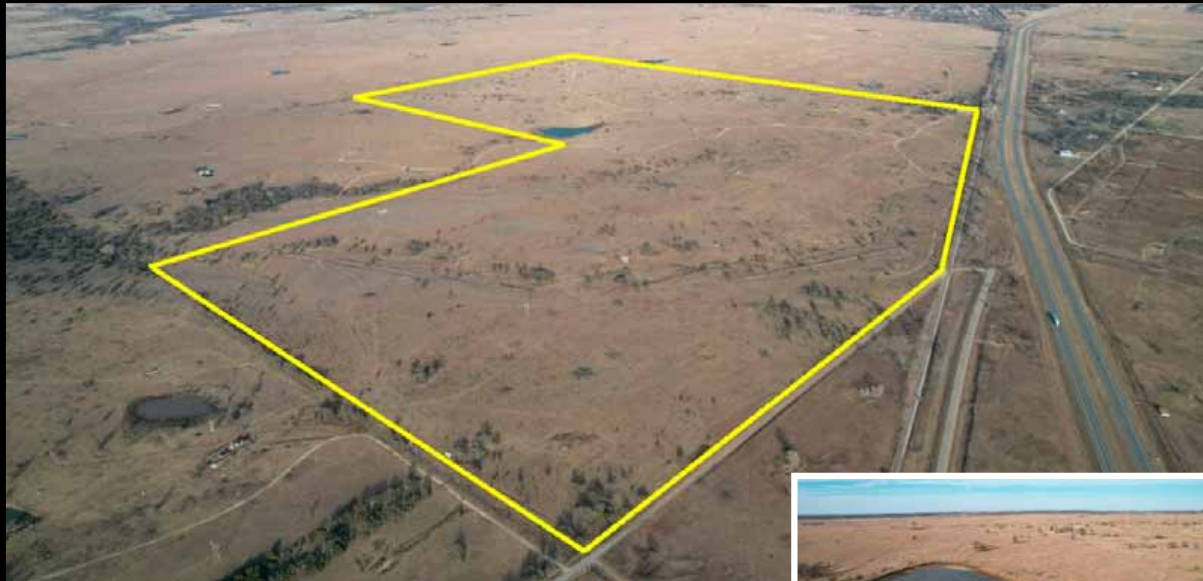
445.7 ACRES BUTLER COUNTY, KANSAS PASTURE
LAND BETWEEN TOWANDA AND
EL DORADO

AUCTION

www.sundgren.com

Tuesday, January 17, 2023 • 6:00 P.M.

AUCTION LOCATION: El Dorado Civic Center, 201 E. Central, El Dorado, KS
WILLIAM C. PAULSON, JR. AND PAMELA S. PAULSON REVOCABLE TRUST
AND THE MARTHA PAULSON POPE LIVING TRUST, SELLERS



PROPERTY DESCRIPTION: 445.7 acres of native bluestem pasture located between Towanda and El Dorado in Butler County, Kansas. This diverse agriculture/recreation pasture offers a sizable land buying opportunity for the area. Water is provided by a large pond and a rural water meter. Access is just a short distance from blacktop HWY 254. Start off 2023 by taking advantage of this opportunity to Invest In Land!

LEGAL DESCRIPTION: The Northeast Quarter of Section 2, Township 26 South, Range 4 East of the 6th P.M., in Butler County, Kansas. EXCEPT all oil, gas and other minerals. Subject to public road AND The Southwest Quarter of Section 2, Township 26 South, Range 4 East of the 6th P.M., in Butler County, Kansas. EXCEPT all oil, gas and other minerals AND That part of the Southeast Quarter of Section 2, Township 26 South, Range 4 East of the 6th P.M., in Butler County, Kansas lying North of the Missouri Pacific Railroad Right of Way together with the prepaid water hook-up for Rural Water District #7, Butler County, Kansas. Subject to public road. EXCEPT all oil, gas and other minerals.

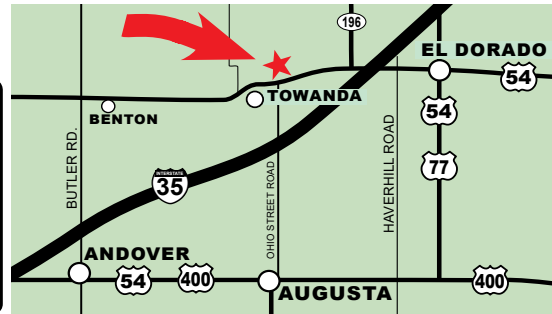


2021 REAL ESTATE TAXES: \$1440.68

LAND LOCATION: From the east edge of Towanda, Kansas on HWY 254, north on SW Hunter Rd 1/4 mile to SW 10th, east 1 mile to the property. There is an additional access point at HWY 254 and Shumway.



TERMS: It will be your bid times 445.7 to arrive at the contract price. Earnest money amount is \$75,000 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 February 17, 2023. 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. The successful high bidder will be required to sign the real estate purchase contract linked above immediately following the conclusion of the auction, and will be purchasing the property subject to the preliminary title search report linked above. 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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