

BARN HOME ON 38.8 ACRES, BUTLER COUNTY –
7499 NW HUNTER RD., POTWIN, KS

AUCTION

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Friday, January 27, 2023 • 4:00 P.M.

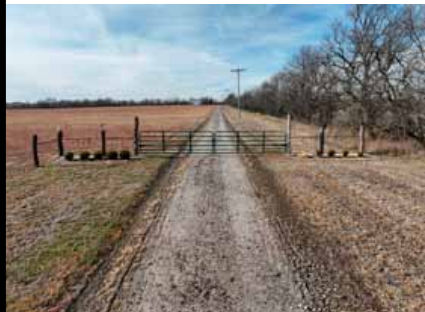
AUCTION LOCATION: 7499 NW Hunter Rd., Potwin, KS 67123 (ON-SITE)

JACK D. LEWIS, SELLER



PROPERTY ADDRESS: 7499 NW Hunter Rd., Potwin, KS 67123

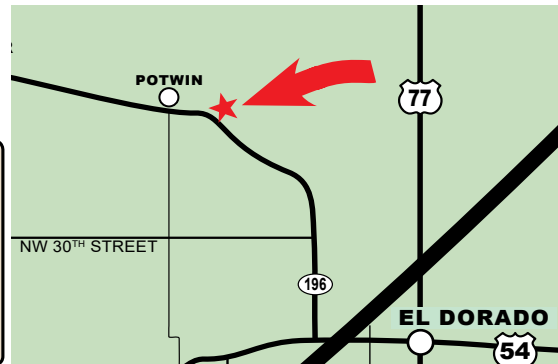
PROPERTY DESCRIPTION: 75' x 40' metal building with living quarters on 38.8 acres near Potwin in Butler County, Kansas. This amazing property has blacktop KS 196 HWY running just south of the property, and township gravel Hunter Rd along the east boundary. The finished living area in the building consists of a loft bedroom, large open kitchen on the main level, large living room area with a tall ceiling, laundry room, and a large bathroom with a walk-in shower! All kitchen appliances stay with the property. The main level flooring is all LVT and tile. The living quarters have central heat and air. In the shop area you will find an excellent space for storage and entertainment! Features of this area include all concrete floors, air compressor with hose, work benches and cabinets, above ground storm shelter, and a Hotblast wood burning stove. Also included will be a Night Owl security camera system. There are two overhead garage doors into the shop area, a 14' x 16' insulated door on the east, and a 10' x 10' insulated door on the north. Utilities to the building include rural water, septic tank with laterals, Butler REC electric, Wheat State fiber optics, a TV antenna, and a Seller-owned propane tank. The land features include native pasture that has been utilized as hay meadow, trees, and a large pond stocked with fish and frequently loaded with ducks as seen in the pictures below! Additional wildlife commonly seen on the property would include quail, turkeys, and Kansas whitetail deer. If you are looking for a weekend getaway, location to entertain clients or friends, or a low maintenance rural residence to enjoy, schedule a time to view this property and Invest In Land!



LEGAL DESCRIPTION: All of the Southeast Quarter of Section 28, Township 24 South, Range 4 East of the 6th P.M., lying East and North of the Missouri-Pacific Railroad Right-of-Way, Butler County, Kansas.

2022 REAL ESTATE TAXES: \$1527.52

LAND LOCATION: From Potwin, KS approximately 2 miles east on KS 196 HWY to NW Hunter Rd., then approximately ½ mile north to the property driveway.



TERMS: Bidding will be total dollars, your high bid will be 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 \$25,000 down at the conclusion of the auction and the balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before February 28, 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 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. Boundary lines, acreages, and fence lines are not guaranteed. All pertinent information is available upon request.

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