

HOUSE AND BUILDING ON 40+- ACRES, TILLABLE,
DURECHEN CREEK, & LARGE MATURE TREES

AUCTION

www.sundgren.com

Auction Closes Wednesday, February 22, 2023 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on February 15 • Download the Sundgren Realty app today!



OPEN HOUSE: FRIDAY, FEBRUARY 10 — 4-6 PM
OPEN HOUSE: SUNDAY, FEBRUARY 19 — 1-3 PM



PROPERTY ADDRESS:

7200 NE Ellis Rd., El Dorado, KS 67042

PROPERTY DESCRIPTION:

5 bedroom 3 bath house and building on 40+- acres located between El Dorado and Cassoday in Butler County, Kansas. The manufactured home, built in 2002, has 1568 square feet of finished living area on the main level, plus a full mostly finished walkout basement. On the main level, there are 3 bedrooms, 2 bathrooms, kitchen, living room, dining area, and a main floor laundry. The basement has 2 bedrooms, a large family room, bathroom, and abundant storage. Speaking of storage, the building is a 60' x 30' PLUS a 60' x 40' lean-to addition. Utilities include rural water, propane, lagoon, and Velocity for internet. Land features include Durechen Creek, abundant large mature hardwood trees, tillable farm ground, and brome grass. Durechen Creek feeding El Dorado Lake, making your fishing options very difficult to match. Kansas Whitetail Deer, Turkeys, and Quail all frequent the property. Call or text Sundgren Realty 316 321 7112 to schedule a time to view this unique rural residential property!

LEGAL DESCRIPTION: The West Half of the West Half of the Southwest Quarter of Section 25, Township 24 South, Range 6 East of the 6th p.m., in Butler County, Kansas. Subject to public road.

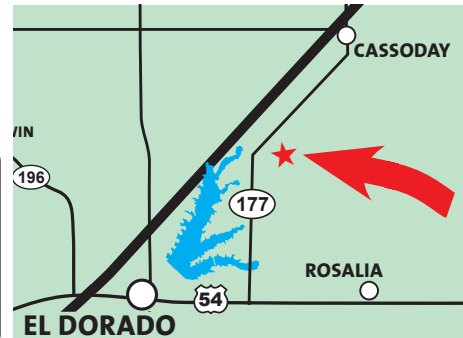
PROPERTY LOCATION: From El Dorado, 5 miles east on HWY 54 to HWY 177, north 10 miles to Ellis Rd., south ¾ mile to the property.

2022 REAL ESTATE TAXES: \$2022.54

EARNEST MONEY: \$25,000



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 above and be purchasing the property subject to the preliminary title search report also linked above. Non refundable earnest money is \$25,000 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 March 22, 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, fence lines, and acreages are not guaranteed. All pertinent information is available upon request.



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