

2,467+- ACRES BUTLER COUNTY, KANSAS LAND AUCTION
SELLING IN 10 TRACTS

AUCTION

www.sundgren.com

Tuesday, April 25, 2023 • 2:00 P.M.

AUCTION LOCATION: El Dorado Civic Center
201 E. Central Ave., El Dorado, Kansas
MICHAEL R. YOUNG REVOCABLE TRUST, SELLER




SUNDGREN
REALTY Inc.

2467 ACRES, 10 TRACTS
BUTLER COUNTY, KANSAS



JOE SUNDGREN
BROKER
AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR AND AUCTIONEER
316-322-5391

JOEL MORRIS
REALTOR
316-706-9587



SUNDGREN
REALTY Inc.

218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER
316-377-0013

PHILLIP SOLORIO
REALTOR
316-323-0218

BARRETT SIMON
AUCTIONEER AND REALTOR
316-452-1792

TRACT 1

155.2 Acres Tillable Farm Ground Near Benton

PROPERTY ADDRESS: 470 SW Prairie Creek Rd., Benton, KS 67017

PROPERTY DESCRIPTION: 155.2 acres located north of Benton in Butler County, Kansas. This diverse property features quality tillable farm ground, over 1 mile of Whitewater Creek, a small cabin, and a silo with an observation deck! The 32' x 24' cabin was built in 2008. It has a bunk room, bathroom, and garage. Utilities include rural water and electric. In addition to the 130+- acres of tillable farm ground, the balance

of the property consists of creek and trees. This property is a great weekend getaway candidate with agriculture income and hunting/recreation appeal! Invest In Land!

2022 REAL ESTATE TAXES: \$3,269.71
EARNEST MONEY: \$75,000



TRACT 2

15.6 Acres Near Benton

PROPERTY DESCRIPTION: 15.6 acres along HWY 254 between Benton and Towanda. This property consists of pasture, trees, and creek. There is a rural water included with the sale of this property, located near the entry gate. If you are looking for a future home building site, weekend getaway, or land investment opportunity in western Butler County, take a look at this great opportunity!

2022 REAL ESTATE TAXES: \$68.66
EARNEST MONEY: \$25,000



TRACT 3

1,128 Acres Native Flint Hills Pasture Near Rosalia

PROPERTY DESCRIPTION: 1128+- acres of native Flint Hills pasture located between El Dorado, Cassoday, and Rosalia in Butler County, Kansas. This stretch of the Flint Hills is well known as the best remaining tallgrass prairie in the world. Known by locals as the "Lone Tree Pasture", this diverse property offers the diverse opportunity to be utilized for livestock grazing or as hay meadow. In addition to the highest quality pasture, this property also has 4 large stock ponds and a 150' x 90' hay barn.

2022 REAL ESTATE TAXES: \$7,441.11 for Tracts 3, 4, & 5 combined.

EARNEST MONEY: \$250,000



TRACT 4

160 Acres Pasture, Tillable, Bemis Creek, Ponds, and Barn Home

PROPERTY ADDRESS: 2757 NE Grant Rd., El Dorado, KS 67042

BUILDING INFORMATION: This quality building with living quarters has 812 square feet of above ground living area, a basement, 4688 square feet of shop area, and a 50' x 30' mostly covered patio. Most of the interior finished area has been recently removed, so most of the previously finished living area has been taken to the stud walls. With that, it will be a fairly blank slate for



the new owner to work with. Utilities include rural water, electric, and propane.

PROPERTY DESCRIPTION: 160+- acres of native Flint Hills pasture, Bemis Creek, 2 ponds, and high quality mature hardwood timber that includes Oak, Walnut, and Sycamore. This property is a wildlife sanctuary with abundant numbers of Kansas Whitetail Deer and Turkeys. When Quail numbers are good in the area, they flourish on this property.

2022 REAL ESTATE TAXES: \$7,441.11 for Tracts 3, 4, & 5 combined.
EARNEST MONEY: \$75,000



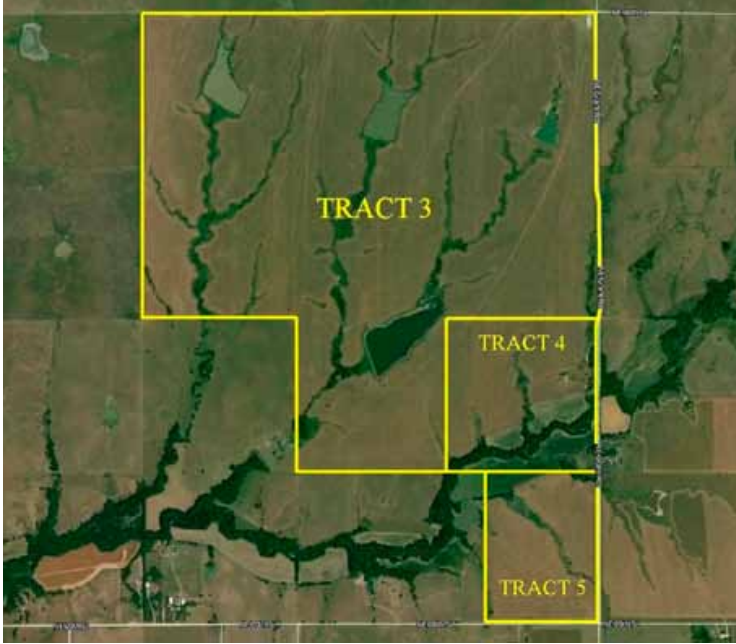
TRACT 5

120 Acres Pasture, Tillable, & Pond Northeast of El Dorado

PROPERTY DESCRIPTION: 120+- acres of mostly native Flint Hills pasture located northeast of El Dorado in Butler County, Kansas. There is some tillable farm ground and timber located in the north portion of the property. In addition to one pond, there is also a rural water line running along the property.

2022 REAL ESTATE TAXES: \$7,441.11 for Tracts 3, 4, & 5 combined.

EARNEST MONEY: \$25,000



TRACT 6

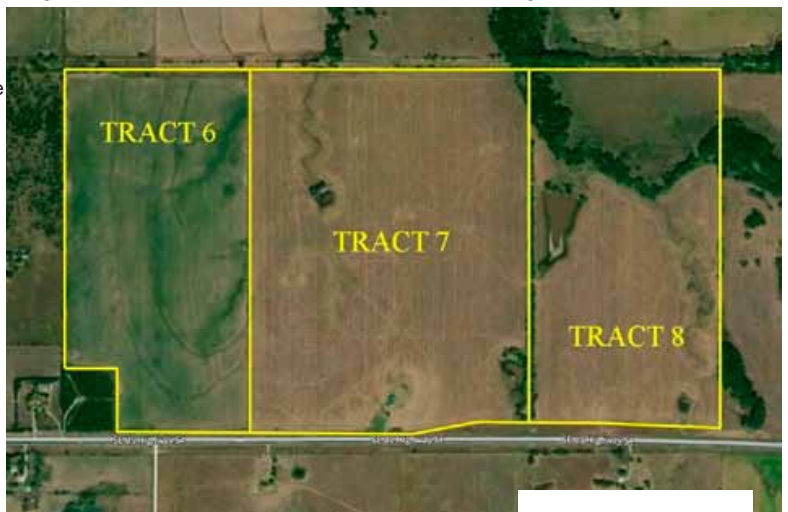
73.8 Acres Tillable Between El Dorado and Rosalia

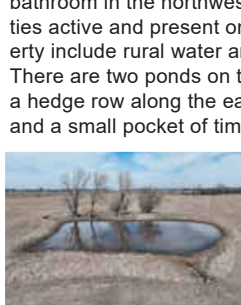
PROPERTY ADDRESS: 11300 SE HWY 54, El Dorado, KS 67042

PROPERTY DESCRIPTION: 73.8 acres of tillable farm ground located between El Dorado and Rosalia along HWY 54 in Butler County, Kansas. If you are looking to expand your current farming operation or diversify your investment portfolio, this is a great opportunity to Invest In Land! In addition to agriculture, this property is an excellent goose hunting property!

2022 REAL ESTATE TAXES: \$1,900.43 for Tracts 6, 7, & 8 combined.

EARNEST MONEY: \$25,000



TRACT 7**114.2 Acres Pasture & Building Between El Dorado and Rosalia****PROPERTY ADDRESS:** 11300 SE HWY 54, El Dorado, KS 67042**PROPERTY DESCRIPTION:** Really nice tract of pasture with a 60' x 40' metal building located between El Dorado and Rosalia along HWY 54 in eastern Butler County, Kansas. The building has a concrete floor throughout. Plumbing is roughed in for a bathroom in the northwest corner. Utilities active and present on the property include rural water and electric. There are two ponds on this property, a hedge row along the east boundary, and a small pocket of timber in the very northeast corner. This property could be utilized for hay or livestock grazing. Access is provided by blacktop HWY 54 all along the south boundary. Great opportunity to Invest In Land!**2022 REAL ESTATE TAXES:** \$1900.43 for Tracts 6, 7, & 8 combined.**EARNEST MONEY:** \$35,000**TRACT 8****78.2 Acres Pasture, Ponds, Creek, & Trees Near Rosalia****PROPERTY DESCRIPTION:** 78.2 acres located just west of Rosalia in Butler County, Kansas along HWY 54. This really nice property has a creek, two ponds, pasture, and timber. Most of the west boundary is a hedge row. Access is great, with blacktop HWY 54 all along the south boundary of the property. Since this property is legally described as 80 deeded acres, it will qualify for an absentee hunt your own land deer tag. Take a look at this diverse property if you are interested in Investing In Land!**2022 REAL ESTATE TAXES:** \$1900.43 for Tracts 6, 7, & 8 combined.**EARNEST MONEY:** \$25,000**TRACT 9****312.9 Acres Pasture & Ponds Near Leon****PROPERTY DESCRIPTION:** 312.9 acres located east of Leon in Butler County, Kansas. Access is provided by blacktop SE 70th St along the north boundary, and township gravel road SE 80th St along the south boundary. A majority of the property is pasture utilized as hay meadow. There are 4 ponds on the property, as well as a few pockets of timber. The topography is gently rolling. This tract is another great opportunity to Invest In Land!**2022 REAL ESTATE TAXES:** \$885.04 **EARNEST MONEY:** \$65,000**TRACT 10****309.2 Acres Pasture & Tillable East of El Dorado****PROPERTY DESCRIPTION:** 309.2 acres of diverse agriculture land with some bonus hunting value. This land tract has native pasture, tillable farm ground, and hay meadow. Water is provided by ponds. A thick shelter belt runs for 1/2 mile through the center of the property from west to east, and also has a couple of hedge rows about a 1/4 mile long each that run north and south towards the center and west center of the property. Access is provided by township gravel road on the east, west, and north sides of the property.**2022 REAL ESTATE TAXES:** \$1,503.98 **EARNEST MONEY:** \$65,000**TERMS:** Earnest money amount is specified under the detailed information link for each tract 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 May 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 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. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material. Acreages, boundary lines, and fence lines are not guaranteed.