

305.9 Acres Tillable, Artesian Well, River, Timber, Pasture,
& Improvements Located West of Burns in Butler
County, Kansas

AUCTION

www.sundgren.com

Friday, April 21, 2023 • 10:00 A.M.

AUCTION LOCATION: 7437 NW 180TH St., Burns, KS 66840

WILBUR S. AYERS LIVING TRUST, SELLER

REAL ESTATE SELLS AT 11:00 AM

**Auction starts at 10:00 AM with personal property . . . selling tractors,
vehicles, tools, antiques, equipment and iron.**



PROPERTY ADDRESS: 7437 NW 180TH ST., Burns, Kansas 66840

PROPERTY DESCRIPTION: 305.9 acres located west of Burns on the Butler/Marion County line. This highly productive property features approximately 140 acres currently utilized as tillable farm ground. The balance of the property is river, pasture, trees, and improvements. One of the upper branches of the Whitewater River runs through the property from north to south. In the river is an artesian well that is one of the most unique water sources you will ever see. Water pushes upward with such force that a dome is created in the center of the river! In addition to highly productive agriculture production on the property, there is also excellent wildlife habitat for turkeys, quail, and Kansas whitetail deer.

IMPROVEMENTS: The homestead area includes a 3 bedroom 1 bath farmhouse with approximately 1756 square feet of finished living area above ground. The house has an attached garage. Additional buildings include a tool shed, vintage hay barn, and several other misc. storage buildings and lean-to's.

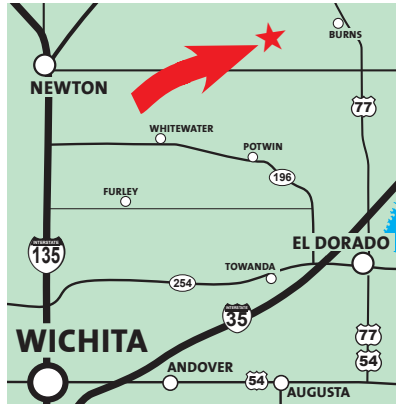


LEGAL DESCRIPTION: The North Half of Section 3, Township 23 South, Range 4 East of the 6th PM, Butler County, Kansas.

2022 REAL ESTATE TAXES: \$2,858.24

PROPERTY LOCATION: From HWY 77 south of Burns, Kansas west on NW 150th St 6 miles to NW Ohio St Rd, North 2½ miles to the property.

REAL ESTATE TERMS: Bidding will be your bid times 305.9 to arrive at 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 insurance commitment also linked at sundgren.com. Non refundable earnest money amount is specified above and due 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 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 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.



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