

667 Acres Near El Dorado in Butler County, Kansas - 4 Tracts;  
Pasture, Oil Income, Recreation, & Development Potential

# AUCTION

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**Tuesday, April 4, 2023 • 6:00 P.M.**

**AUCTION LOCATION: El Dorado Civic Center, 201 E. Central, El Dorado, KS**

**TRACT 1 PROPERTY DESCRIPTION:**



**DESCRIPTION:** 304+- of native Bluestem pasture located 1 mile north of El Dorado in Butler County, Kansas with oil income! There are 2 ponds centrally located on the property, an additional pond in the northwest corner, and a wet weather draw running through the property. Access is excellent, just 1 mile from blacktop HWY 196. Township gravel roads border the property along the south, west, and north boundaries. Rural water runs along NW 10th. All mineral rights and royalty income belonging to the surface Sellers of record will transfer to the Buyer at Closing without warranty of any kind. 1102 total barrels of oil were produced in 2022.



**LEGAL DESCRIPTION:** All of the Northwest Quarter of Section 29, Township 25 South, Range 5 East of the 6th P.M., lying South of the Right-of-Way of the Missouri Pacific Railroad, Butler County, Kansas AND All the Southwest Quarter of Section 29, Township 25 South, Range 5 East of the 6th P.M., Butler County, Kansas AND The Southwest Quarter of Section 20, Township 25 South, Range 5 East of the 6th P.M., Butler County, Kansas, lying South of the Right-of-way of the Missouri Pacific Railroad.

**2021 REAL ESTATE TAXES:** \$921.20

**EARNEST MONEY:** \$65,000

**LAND LOCATION:** From HWY 254 west of El Dorado, North on HWY 196 1 1/2 miles to 10th St, east 1 mile to the property.

**TRACT 2 PROPERTY DESCRIPTION:**



**DESCRIPTION:** 78.3+- acres of heavy timber, brush and live water bordering Butler Community College with oil income! Access is provided by blacktop Towanda Ave all along the north boundary. A perimeter fence around the property and 1/2 mile of spring fed live creek water allows the property to be utilized for livestock grazing year round. In addition to that income potential, this property has all the habitat you could want in place for excellent Kansas Whitetail Deer hunting. With a great location and some blue sky future development potential, this property is an excellent opportunity to Invest In Land! 749 total barrels



were produced in 2022 from the lease that covers tracts 2, 3, & 4.

**LEGAL DESCRIPTION:** The West Half of the Northeast Quarter of Section 9, Township 26 South, Range 5 East of the 6th P.M., Butler County, Kansas.

**2021 REAL ESTATE TAXES:** \$383.16 **EARNEST MONEY:** \$25,000

**LAND LOCATION:** From Haverhill Rd in El Dorado, West on Towanda Ave 1/4 mile.

**TRACT 3 PROPERTY DESCRIPTION:**



**DESCRIPTION:** 118.2+- acres of pasture and timber with a large 4.5 acre pond, numerous smaller ponds, and springs that feed a draw running the entire width of the property PLUS oil income! There is a rural water line along the west of the property, while city water runs along the north. blacktop frontage provides excellent access along the north and west boundaries of the property. In addition to excellent fishing, the large pond also attracts a large variety of waterfowl. Future uses could include a rural development or home building site! 749 total barrels were produced in 2022 from the lease that covers tracts 2, 3, & 4.



**LEGAL DESCRIPTION:** 118.2+- acres located in the Northwest Quarter of Section 9, Township 26 South, Range 5 East of the 6th P.M., Butler County, Kansas. Long exact legal description available upon request.

**2021 REAL ESTATE TAXES:** \$54.06

**EARNEST MONEY:** \$25,000

**LAND LOCATION:** From HWY 254 on the west edge of El Dorado, 5/8 mile south on Boyer Rd.

**TRACT 4 PROPERTY DESCRIPTION:**



**DESCRIPTION:** 166.8+- acres of pasture, timber, live water, and ponds with blacktop frontage along 3 sides AND oil income! Located on the west edge of El Dorado, this property offers excellent visibility and high traffic counts at the busy intersection of HWY 254 and Boyer Rd. The subject property either borders or is across the road from Walmart, Holiday Inn Express, Napa Auto Parts, Numana, Orscheln, and Butler Community College. The northwest corner of the property sits catty-corner from the El Dorado West Turnpike Entrance.



Great opportunity to purchase a large land investment with long term commercial development potential! Invest In Land! 749 total barrels were produced in 2022 from the lease that covers tracts 2, 3, & 4.

**LEGAL DESCRIPTION:** 166.8+- acres in Section 4, Township 26 South, Range 5 East of the 6th P.M., Butler County, Kansas. Long exact legal available upon request.

**2021 REAL ESTATE TAXES:** \$455.12 **EARNEST MONEY:** \$35,000

**LAND LOCATION:** On the west edge of El Dorado, borders HWY 254, Boyer Rd, and Towanda Ave.

**TERMS:** There will be a 10% buyers premium added to the high bid to determine the contract price on each tract. Earnest money is specified above 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 5, 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 or inspections. 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. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material. On ALL TRACTS, Possession shall be given to Buyer at Closing subject to an existing Oil and Gas Lease to which the Buyer takes subject. If the leased premises are now or hereafter owned in severally or in separate tracts, the premises, nevertheless, will be developed and operated as an entirety and the royalties will be paid to each separate owner in the proportion that the acreage owned by him bears to the entire leased area.

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