

8630 SE 30TH ST, EL DORADO, KS 67042:  
18+- ACRES, POND, TREES, RURAL WATER

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Auction Closes Wednesday, May 31, 2023 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will begin on May 24 • Download the Sundgren Realty app today!



**PROPERTY ADDRESS:** 8630 SE 30TH ST, El Dorado, KS 67042

**PROPERTY DESCRIPTION:** Unique opportunity to purchase a buildable 18+- acres between El Dorado and Rosalia with utilities. Options for this property include building a new home, barn home, utilizing the current structures, or moving on new trailers. There is currently a 68' x 14' single wide trailer house located on the property that was built in 1995, plus the frame to an additional single wide trailer house. With current Butler County zoning, rarely do you find a property that 2 single wide trailer houses are allowed, like is the case here. That situation is grandfathered in with the county, call Sundgren Realty for more specific details. There is a nice pond in the center of property with good water, in spite of the current drought we are experiencing in the area. Utilities include water provided by Rural Water #3, electric, and a lagoon.

**LEGAL DESCRIPTION:** Long legal, see description at [Sundgren.com](http://Sundgren.com)

**2022 REAL ESTATE TAXES:** \$935.80

**EARNEST MONEY:** \$10,000

**PROPERTY LOCATION:** From El Dorado, 8 miles east on HWY 54 to Grant Rd, south on Grant Rd 2 miles to SE 30th, west ¼ mile on SE 30th to property.



**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 at [sundgren.com](http://sundgren.com) and be purchasing the property subject to the preliminary title search report also linked at [sundgren.com](http://sundgren.com). Non refundable earnest money is \$10,000 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 June 30, 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.

**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](http://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**