

182 SE 20TH ST, EL DORADO, KS 67042:  
HOUSE & BUILDINGS ON 16.6 ACRES

# AUCTION

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

**Auction Closes Wednesday, May 3, 2023 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will begin on April 26 • Download the Sundgren Realty app today!

**OPEN HOUSE: MONDAY, APRIL 17 — 4 - 6 PM**  
**OPEN HOUSE: SUNDAY, APRIL 30 — 1 - 3 PM**



**PROPERTY ADDRESS:** 182 SE 20<sup>TH</sup> St., El Dorado, KS 67042

**PROPERTY DESCRIPTION:** 4 bedroom 2 bathroom home on 16.6 acres on the south edge of El Dorado. Cattle guard entry brings you down a private drive to the improvements. Home interior has been updated throughout and is ready for your family gatherings! Main level offers large living room, family room, kitchen with brand new cabinets & countertop, full bathroom, 2 bedrooms and mud/laundry room. Second floor offers 2nd full bathroom, and 2 bedrooms. Partial unfinished basement provides additional space. Exterior amenities include large carport, 20'x12' shop near the house and 39'x26' quonset offering space for projects and storage! Continuous fence livestock pen and brome meadow provide great space for a horse or two! Turkey and Deer are frequently seen on the property. This is a great opportunity for a taste of country living, while just a stones throw away from town.

**LEGAL DESCRIPTION:** Long legal, see Preliminary Title Search Report linked at [sundgren.com](http://sundgren.com).

**PROPERTY LOCATION:** From El Dorado, 2 miles south on HWY 77 to SE 20th, east 1/10 mile to property.

**2022 REAL ESTATE TAXES:** \$2,445.04

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



**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 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 2, 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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REALTOR AND AUCTIONEER

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