

40+- ACRES BUTLER COUNTY WALNUT RIVER TILLABLE BOTTOM
GROUND BETWEEN EL DORADO & AUGUSTA, KANSAS

AUCTION

www.sundgren.com

Tuesday, June 13, 2023 • 6:00 P.M.

AUCTION LOCATION: El Dorado Civic Center, 201 E. Central, El Dorado, KS
MARK NUTTLE, SELLER



**ONLINE BIDDING IS AVAILABLE
FOR THIS AUCTION
INFORMATION AT SUNDGREN.COM**

PROPERTY DESCRIPTION: 40 deeded acres of Walnut River tillable bottom ground located between El Dorado and Augusta in Butler County, Kansas. This extremely high quality tract of bottom ground is nearly 100% tillable. Excellent opportunity to expand your farming operation or Invest In Land!

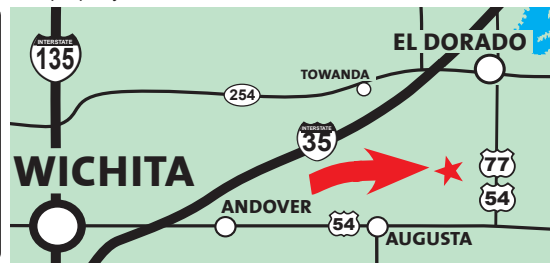
LEGAL DESCRIPTION: The Northwest Quarter of the Northwest Quarter of Section 9, Township 27 South, Range 5 East of the 6th P.M., Butler County, Kansas. Subject to public road.

EARNEST MONEY: \$25,000
2022 REAL ESTATE TAXES: \$677.86

LAND LOCATION: From El Dorado, south on Haverhill Rd to 70th, west to the property.



TERMS: 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 search report also linked at sundgren.com. Non-refundable earnest money is specified above and due at the conclusion of the auction for each tract, and the balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before July 13, 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. It will be your bid times 40 to arrive at the contract price.



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