

120+- ACRES SELLING IN 3 TRACTS: SOUTH OF EL DORADO IN BUTLER COUNTY, KANSAS LAND FOR SALE

AUCTION

www.sundgren.com

Thursday, June 29, 2023 • 6:00 P.M.

AUCTION LOCATION: El Dorado Train Depot, 430 N. Main St., El Dorado, KS 67042
ANTHONY & CINDY GILLILAND, SELLERS

PROPERTY DESCRIPTION: 120+- acres selling in 3 tracts, each of which will be 40 deeded acres. Located just south of El Dorado, each of these tracts has blacktop frontage all along the south boundary. Tract 3 also has access via township gravel road all along the east boundary. There is a 4" line along Tract 1, a meter could be obtained through the application process. An active rural water meter will transfer to the Buyer on Tract 2. Tract 3 has plumbing already in place for a meter, and could likely be reinstated. Reinstatement is 20% of new meter costs plus fees, estimated to be roughly \$2,500 in total. Each tract offers the opportunity for rural residential development, or you could continue the current use as hay

producing native pasture. Either way, it is a unique opportunity to purchase land with blacktop frontage close to El Dorado in Butler County, Kansas!

Take this opportunity to Invest In Land!

TRACT 1 LEGAL DESCRIPTION: The East Half of the West Half of the Southeast Quarter of Section 13, Township 26 South, Range 5 East of the 6th P.M., Butler County, Kansas. Subject to public road.

TRACT 2 LEGAL DESCRIPTION: The West Half of the East Half of the Southeast Quarter of Section 13, Township 26 South, Range 5 East of the 6th P.M., Butler County, Kansas. Subject to public road.

TRACT 3 LEGAL DESCRIPTION: The East Half of the East Half of the Southeast Quarter of Section 13, Township 26 South, Range 5 East of the 6th P.M., Butler County, Kansas. Subject to public road.

2022 REAL ESTATE TAXES:

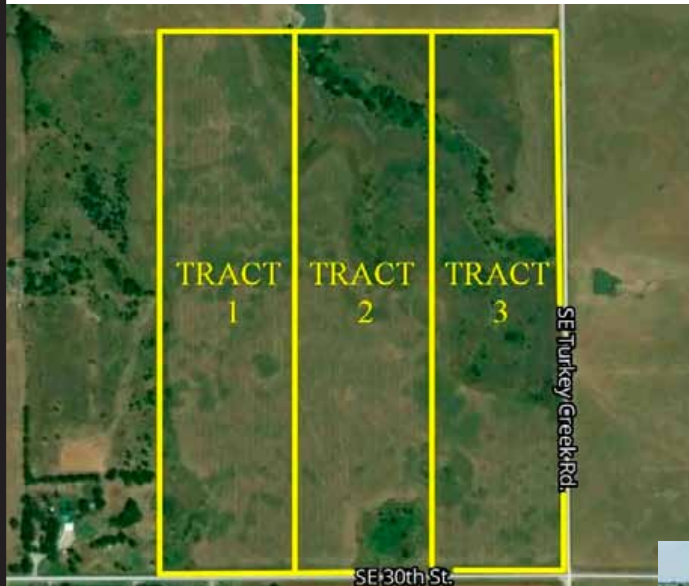
Tract 1 – \$102.94, Tract 2 – \$79.46, Tract 3 – \$74.64

LAND LOCATION:

From El Dorado, south on Main St (HWY 77) 2½ miles to SE 30th ST, east 5/8 mile to the property.

EARNEST MONEY:

\$20,000 per tract.



TERMS: There will be a 10% buyers premium added to the high bid to determine the contract price on each tract. Earnest money is \$20,000 for each tract 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 July 31, 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.



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