

492+- ACRES BUTLER COUNTY, KANSAS TILLABLE FARM
GROUND - SELLING IN 5 TRACTS NEAR
WHITEWATER

AUCTION

www.sundgren.com

Thursday, June 8, 2023 • 2:00 P.M.

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

DONALD C. HARDER AND THE DONALD C. HARDER CHARITABLE TRUST, SELLERS

**AUCTIONEERS NOTE: 5 high quality tillable farm ground tracts located between
Whitewater and Potwin in northwest Butler County, Kansas.**



492 ACRES, 5 TRACTS
BUTLER COUNTY, KANSAS



JOE SUNDGREN
BROKER
AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR AND AUCTIONEER
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AUCTIONEER AND REALTOR
316-452-1792

TRACT 1 — 54.5 ACRES TILLABLE FARM GROUND EAST OF REMINGTON HIGH SCHOOL, WHITEWATER, KANSAS

PROPERTY DESCRIPTION: 54.5 acres of tillable farm ground east of Remington High School on NW 90th St. Located between Whitewater and Potwin, this area is well known for high quality and productive farm ground. There is a 2" rural water line running along the north side of NW 90th St. Soils are 91% Irwin silty clay loam, with the other 9% being Ladysmith silty clay loam, Goessel silty clay, and Rosehill silty clay.

LEGAL DESCRIPTION: 54.5 acres in the The Northeast Quarter (NE/4) of Section 22, Township 24 South, Range 3 East of the 6th P.M., Butler County, Kansas.

EARNEST MONEY: \$25,000

2022 REAL ESTATE TAXES: \$672.40

LAND LOCATION: From Highway 196 between Whitewater and Potwin, north on Meadowlark Rd. to NW 90th St., ½ mile east to the property.



TRACT 2 — 124.3 ACRES TILLABLE FARM GROUND AT HWY 196 & MEADOWLARK, WHITEWATER, KANSAS

PROPERTY DESCRIPTION: 124.3 acres tillable farm ground located at the southeast corner of HWY 196 and Meadowlark Rd. between Whitewater and Potwin in Northwest Butler County, Kansas. Soil types on this tract are 86% Goessel silty clay and 14% Irwin silty clay loam. There is a 4" line on the east side of NW Meadowlark Rd., and a 2" line along a portion of the north side of NW 80th St. With high quality soils and quick easy access right off HWY 196, this property presents an excellent opportunity to Invest In Land!

LEGAL DESCRIPTION: The Southwest Quarter of Section 22, Township 24 South, Range 3 East of the 6th P.M., Butler County, Kansas, lying South of Highway 196, EXCEPT that part described as Commencing at the Southwest Corner of the Southwest Quarter; thence N 90°00'00" E along the South line of Southwest Quarter, a distance of 901.08 feet to a Point of Beginning; thence N 00°00'00" E, 485 feet; thence S 89° 32'37" E, 590 feet; thence S 00°00'00" W, 470 feet to a point on the South line of Southwest Quarter; thence S 90°00'00" W along said line 590 feet to the point of beginning of the exception, and EXCEPT the South 40 feet for road right of way.

RIGHT OF FIRST REFUSAL: Tract 2 tenant has a right of first refusal to purchase the property for a

price equal to the high bid established at the auction. That individual will make that decision within 15 minutes after the conclusion of the auction.

EARNEST MONEY: \$100,000

2022 REAL ESTATE TAXES: \$1393.86

LAND LOCATION: The southeast corner of HWY 196 and NW Meadowlark Rd. between Whitewater and Potwin.



TRACT 3 — 74 ACRES TILLABLE FARM GROUND BETWEEN WHITEWATER & POTWIN IN NORTHWEST BUTLER COUNTY, KANSAS

PROPERTY DESCRIPTION: 74 acres of high quality tillable farm ground between Whitewater and Potwin in northwest Butler County, Kansas. This tract is nearly all tillable, with 83.5% of the property consisting of Goessel silty clay soils and the other 16.5% Irwin silty clay loam. There is a 4" rural water line all along the east side of Meadowlark Rd. This premium tract of



tillable farm ground offers an excellent opportunity to Invest In Land!

LEGAL DESCRIPTION: The North Half of the Northwest Quarter (N/2 NW/4) of Section 27, Township 24 South, Range 3 East of the 6th P.M., Butler County, Kansas, EXCEPT Beginning at a point that is 450 feet West of the Northeast corner of the Northwest Quarter of said Section 27; thence South perpendicular to the North line of said Northwest Quarter, a distance of 617 feet, thence West 431 feet and parallel with the North line of said Northwest Quarter, thence North 617 feet and perpendicular to the North line of said Northwest Quarter, thence East 431 feet to the point of beginning.

EARNEST MONEY: \$50,000

2022 REAL ESTATE TAXES: \$2,377.76 for Tracts 3 & 4 combined.

LAND LOCATION: From HWY 196 between Whitewater and Potwin, ½ mile south on NW Meadowlark Rd.



TRACT 4 — 160 ACRES TILLABLE FARM GROUND BETWEEN WHITEWATER & POTWIN IN NORTHWEST BUTLER COUNTY, KANSAS

PROPERTY DESCRIPTION: 160 acres of quality tillable farm ground between Whitewater and Potwin in northwest Butler County, Kansas. Access is provided by NW 80th St all along the north boundary, and NW Indianola Rd all along the east boundary. This tract sits just ¼ mile from blacktop HWY 196. Seldom do you see the opportunity to purchase a full quarter section of land in this strong farming community via public auction. Invest In Land!

LEGAL DESCRIPTION: The Northeast Quarter Section 27, Township 24 South, Range 3 East of the 6th PM, Butler County, Kansas.

EARNEST MONEY: \$100,000

2022 REAL ESTATE TAXES: \$2,377.76 for Tracts 3 & 4 combined.

LAND LOCATION: From HWY 196 between Whitewater and Potwin, ¼ mile south on NW Indianola Rd.



TRACT 5 — 80 ACRES TILLABLE, HAY MEADOW, CREEK, TREES & OIL INCOME BETWEEN BENTON & POTWIN, BUTLER COUNTY, KANSAS

PROPERTY DESCRIPTION: 80 acres of diverse land between Benton, Whitewater, Potwin & Towanda in Northwest Butler County, Kansas. There are approximately 51.5 acres tillable farm ground, 5.5 acres of hay meadow, and the balance is creek and trees. The mineral rights, along with a 1/8 royalty interest will transfer to the buyer. Total oil production in recent years has been 2022 – 1077 barrels, 2021 – 1104 barrels, 2020 – 1028 barrels, 2019 – 999 barrels, 2018 – 908 barrels, 2017 – 935 barrels, 2016 – 1161 barrels.

LEGAL DESCRIPTION: The North Half of the Northwest Quarter Section 2, Township 25 South, Range 3 East of the 6th PM, Butler County, Kansas.

EARNEST MONEY: \$50,000

2022 REAL ESTATE TAXES: \$674.90

LAND LOCATION: From HWY 196 between Whitewater and Potwin, ¼ mile south on NW Indianola Rd.



TERMS: Earnest money amount is specified under the detailed information 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 10, 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, 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. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material. Acreages, boundary lines, and fence lines are not guaranteed.