

80+- ACRES ON INDIANOLA RD. NEAR ANDOVER
IN BUTLER COUNTY, KANSAS

AUCTION

www.sundgren.com

Auction Closes Tuesday, August 15, 2023 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on August 7 • Download the Sundgren Realty app today!

ANNA HANCOCK RALSTIN REVOCABLE TRUST DATED MARCH 27, 2009, SELLER



PROPERTY DESCRIPTION: 80+- acres located southeast of Andover in Butler County, Kansas. Tremendous opportunity to own land in a rural location, yet just 2½ miles from Flint Hills National Golf Course! There is a rural water meter and electric meter on the property, offering utilities to build a house, barn home, or cabin. A nice pond is nestled into a large timber lined draw that runs east and west through a large majority of the property. In addition to the pond and trees, a large portion of the property is native pasture offering the opportunity to graze horses or livestock. Most of the property is not visible from the road frontage due to a large hill, offering the opportunity to build in a private non-visible location! An old shed could offer some utility or vintage materials to repurpose. The old saying goes, "Location, Location, Location"...and this property certainly has that! Invest In Land!

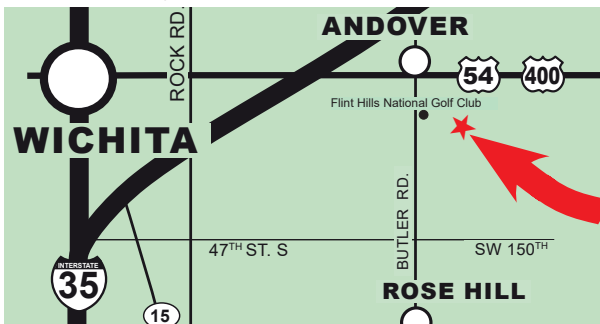
LEGAL DESCRIPTION: The North Half of the Southeast Quarter of Section 10, Township 28 South, Range 3 East of the 6th P.M., Butler County, Kansas. Subject to public road.

2022 REAL ESTATE TAXES: \$288.54

LAND LOCATION: From HWY 54 (Kellogg) and Andover Rd in Andover, south on Andover Rd 3 miles to SW 130th, east 3 miles to SW Indianola Rd, south 1/2 mile to the property.

EARNEST MONEY: \$50,000

REAL ESTATE TERMS: Bidding will be by the acre, your bid times 80. There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money is \$50,000 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 September 15, 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.



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