

80+- ACRES: ROCK QUARRY LAKES, HUNTING & FISHING
AND BLACKTOP FRONTAGE BETWEEN ANDOVER AND
AUGUSTA, KANSAS

AUCTION

www.sundgren.com

Auction Closes Wednesday, September 27, 2023 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on September 18 • Download the Sundgren Realty app today!



PROPERTY ADDRESS: 7157 SW
Diamond Rd., Augusta, KS 67074

PROPERTY DESCRIPTION:
80 deeded acres located along
blacktop SW 70th St. between
Andover and Augusta in Butler
County, Kansas. This property
presents a unique opportunity to
purchase high quality waterfowl
hunting and fishing just minutes
from Wichita. In addition to ½ mile of
blacktop access along 70th, there is
¼ mile of SW Diamond Rd. frontage
along the east boundary. There is
a rural water line from Butler Rural
Water District #5 along the north
boundary of the property.

FISH & FISH STOCKING INFORMANTION: The West Goose Pond is stocked with 100 1lb. to 2 lbs. largemouth bass, 100 black crappie, 300 green sunfish, 200 redear sunfish, 100 lbs. of fathead minnows, 300 channel cat fingerlings. The East Goose Pond was stocked with the same stock schedule as the west but included an additional 80 largemouth bass in the 2 lbs. to 3 lbs. range, 70 bluecatfish from fingerling to 3 lbs., 5 flathead catfish weighing 2 lbs., And 30 pumpkinseeds. The South Duck Pond is loaded with largemouth bass.

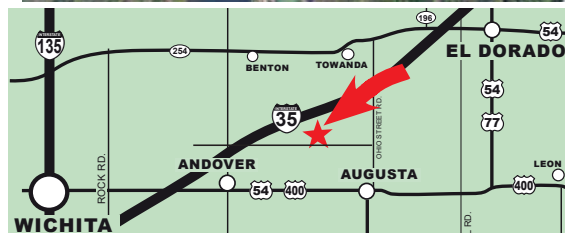
LEGAL DESCRIPTION: The North Half of the Northeast Quarter of Section 7, Township 27 South, Range 4 East of the 6th P.M., Butler County, Kansas, subject to road right of way.

LAND LOCATION: From Andover Rd. in Andover, east on SW 70th St (21st St) 5½ miles to the property.

2022 REAL ESTATE TAXES: \$5,734.84



TERMS: It will be your bid times 80 to arrive at the contract price whether there are more or less acres than that. Butler County taxes the property as 77.78 acres. There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money is \$50,000 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 October 27, 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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