

3515 SW 50TH ST., EL DORADO, KS 67042

HOUSE & BUILDINGS ON 40+- ACRES

AUCTION

www.sundgren.com

Auction Closes Wednesday, October 18, 2023 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on October 11 • Download the Sundgren Realty app today!

HEIRS OF RICHARD HOGOBOOM, SELLER

OPEN HOUSE: WEDNESDAY, OCTOBER 4 — 4 - 6 PM

OPEN HOUSE: SUNDAY, OCTOBER 15 — 1 - 3 PM



PROPERTY ADDRESS: 3515 SW 50th St., El Dorado, KS 67042

PROPERTY DESCRIPTION: 3 bedroom 2 bath manufactured home

with several buildings on 40+- acres between El Dorado and Augusta in Butler County, Kansas! The 2004 built home has 1604 square feet of finished living area, a large kitchen/dining room space, and a nice living room with a fireplace. The master bathroom is huge! There is a separate tub/shower and a very large closet. Exterior features of the house include a partial front wrap around deck and a back deck right outside the kitchen/dining area perfect for outdoor cooking and grilling. There are multiple buildings for shop space, storage, and animals. The large shop building south of the house has a hydraulic car lift.

LAND FEATURES: This 40+- acres has pasture, trees, and a couple of ponds. The property is perimeter fenced for livestock grazing or horses. There is a food plot area towards the southeast corner of the property completely surrounded by trees, a large patch of timber, and a thick hedge row that runs along the entire eastern boundary of the property. What a great opportunity to Invest in Rural Butler County, Kansas and Invest in Land!

LEGAL DESCRIPTION: The East Half of the North Half of the Northwest Quarter of Section 32, Township 26 South, Range 5 East of the 6th p.m., in Butler County, Kansas. Subject to public road.

LAND LOCATION: The East Half of the North Half of the Northwest Quarter of Section 32, Township 26 South, Range 5 East of the 6th p.m., in Butler County, Kansas. Subject to public road.

2022 REAL ESTATE TAXES: \$2,105.92



TERMS: There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money is \$15,000 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 November 20, 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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