

20 ACRES SOUTHEAST OF ANDOVER, KANSAS -
POND, TREES, FARM GROUND & UTILITIES

AUCTION

www.sundgren.com

Auction Closes Thursday, November 30, 2023 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on November 23 • Download the Sundgren Realty app today!



PROPERTY DESCRIPTION:

20+- acres located east of Flint Hills National Golf Course southeast of Andover, Kansas. This is a unique opportunity to purchase a tract of land this size with so much to offer! A rural water meter will transfer with the property, and electric is available along the road. There is a nice balance of tillable farm ground and trees, plus a pond! If you are looking for a combination of abundant wildlife,

agriculture income/production, and an ideal future home building site this property checks all of the boxes!

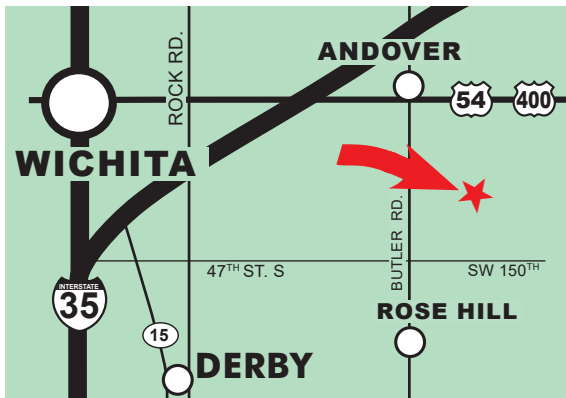
LEGAL DESCRIPTION: Beginning at a point on the South line of the Southeast Quarter of Section 2, Township 28 South, Range 3 East of the 6th P.M. Butler County, Kansas, said point being 938.05 feet East of the Southwest Corner of said Southeast Quarter; (the South line has an assumed bearing of S90°W); thence N0°35'46"W, a distance of 450 feet; thence N90°E, a distance of 187.24 feet; thence N0°35'46"W, a distance of 874.07 feet to a point on the North line of the South Half of said Southeast Quarter; thence S89°52'26"E, a distance of 795.80 feet; thence S0°35'46"E, a distance of 950 feet; thence S89°49'05"W, a distance of 712.15 feet; thence S0°27'54"E, a distance of 370.05 feet to a point on said South line; thence S90°W, a distance of 270 feet to the Point of Beginning.



LAND LOCATION: From Andover Rd south of Andover, east 3 ¼ miles on SW 130th St to the property.

2022 REAL ESTATE TAXES: \$298.04

TERMS: It will be your bid times 20 plus a 10% buyers premium added to the high bid to determine the contract price. Earnest money is \$25,000 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 December 29, 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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