

240+- ACRES FLINT HILLS PASTURE BETWEEN  
CASSODAY AND BURNS IN BUTLER COUNTY,  
KANSAS

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Thursday, November 16, 2023 • 6:00 P.M.**

**AUCTION LOCATION: El Dorado Civic Center**

201 E. Central Ave., El Dorado, KS 67042



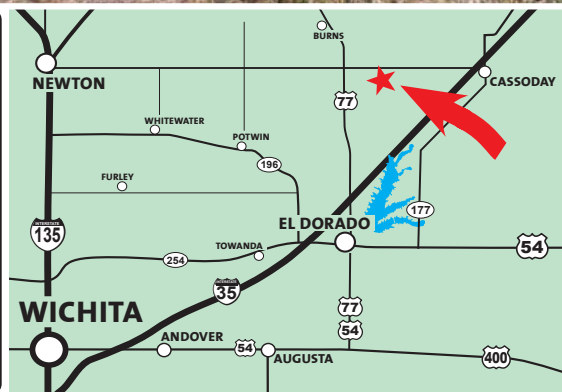
**PROPERTY DESCRIPTION:** 240+- acres of native pasture along NE 150th west of Cassoday in Butler County, Kansas. This gently rolling stretch of the Flint Hills is known as some of the best seasonal cattle grazing in the world. Water is provided by a pond. Access is blacktop along the north boundary and township gravel road along the west boundary. There is a small creek/draw in the very northeast corner of the property that is timber lined. 60+- acres in the southeast corner of the property is brome grass and fenced separate from the balance of the property, all native Flint Hills pasture.

**LEGAL DESCRIPTION:** The Northwest Quarter and the North Half of the Southwest Quarter Section 21, Township 23 South, Range 6 East of the 6th P.M., Butler County, Kansas

**LAND LOCATION:** From Burns, 3 miles south on HWY 77 to NE 150th, 4 miles east to the property.



**TERMS:** Bidding will be by the acre, your bid times 240 to arrive at the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked above and be purchasing the property subject to the preliminary title search report also linked above. Non refundable earnest money in the amount of \$50,000 is due at the conclusion of the auction unless other arrangements have been made by Buyer prior to bidding. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before December 18, 2022. 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. Boundary lines, fence lines, and acreages are not guaranteed. All pertinent information is available upon request.



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