

HOME & OUTBUILDINGS ON 20+- ACRES NEAR ANDOVER,
ROSE HILL, AND AUGUSTA

AUCTION

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Auction Closes December 19, 2023 at 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on December 12 • Download the Sundgren Realty app today!

THE JEROME AND GENEVA DEMEL REVOCABLE TRUST, SELLER



OPEN HOUSE: SUNDAY, DECEMBER 10 1-3 PM
OPEN HOUSE: MONDAY, December 18 12-2 PM



PROPERTY ADDRESS:

13587 SW 130th St, Rose Hill, KS 67133

PROPERTY DESCRIPTION:

20+- acres with house and improvements located just east of Flint Hills National Golf Course southeast of Andover Kansas. Home is 4 bed 2 bath offering over 2300 square feet on the main level. The unfinished basement offers extra space. Detached 2 car garage has lean-to for added storage. The home is serviced by rural water, a well provides water to outdoor hydrants. Numerous additional outbuilding will provide ample space for your equipment and projects. The west pasture has most recently been utilized as hay meadow. The east field was previously in alfalfa. This property is in a great location, just minutes from Andover, Rose Hill, and Augusta.

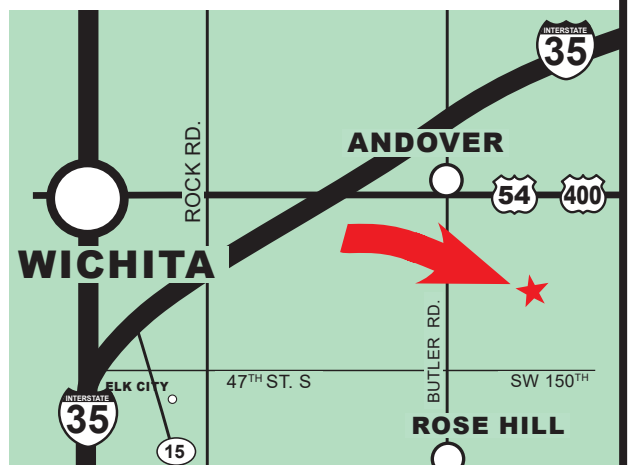


LEGAL DESCRIPTION:

The East Half of the Northeast Quarter of the Northwest Quarter of Section 10, Township 28 South, Range 3 East of the 6th P.M., Butler County, Kansas. Subject to public road.

2021 REAL ESTATE TAXES: \$2,086.52

LAND LOCATION: From Andover Rd south of Andover, east 2 3/8 miles on SW 130th St to the property.



TERMS: Bidding will close at 4:00 PM Central on Tuesday December 19, 2023 or once no additional bids have been placed for 2 minutes. Bidding will be in total dollars. 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 January 19, 2024. 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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