

80+- ACRES BUTLER COUNTY, KANSAS TILLABLE LAND
FOR SALE NEAR WHITEWATER AND ELBING

AUCTION

www.sundgren.com

Tuesday, February 13, 2024 • 6:00 P.M.

AUCTION LOCATION: American Legion, 108 E. Topeka St., Whitewater, KS 67154
JOHN AND LISA BENSON, SELLERS



PROPERTY DESCRIPTION: 80+- acres of tillable farm ground in Northwest Butler County, Kansas near Whitewater and Elbing. This land is 100% Irwin Silty Clay Loam and nearly all 1 to 3 percent slope. Take advantage of the excellent opportunity to expand your current farming operation and Invest In Land!

LEGAL DESCRIPTION: The West Half of the Northeast Quarter of Section 10, Township 23 South, Range 3 East of the 6th P.M., Butler County, Kansas. Subject to public road.

LAND LOCATION: From Whitewater, 3 miles east on HWY 196 to Meadowlark Rd., north 8½ miles to NW 170th St., east ½ mile to the property.

2023 REAL ESTATE TAXES: \$1,009.52

TERMS: It will be your bid times 80 to arrive at the contract price. There is no Buyers Premium. 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 March 15, 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, and Seller confirmation. 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. 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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