

ONLINE ONLY AUCTION: 6.6 Acres Between Augusta and
Douglass in Butler County Kansas

AUCTION

www.sundgren.com

Auction Closes Wednesday, March 20, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on March 13 • Download the Sundgren Realty app today!



PROPERTY DESCRIPTION: 6.6 acres located just 1.5 miles from HWY 77 and 4 miles north of Douglass and 6 miles south of Augusta Kansas. This property is located at the end of SW 170th offering low traffic and seclusion. Although just 6.6 acres, the property is over 1300 feet long providing a great area for recreation. The majority of the property is in the 500 year floodplane and a small portion is in the 100 year floodplane. This is a unique opportunity to purchase a private small acreage tract in a easy to get to location! Butler Rural Water #4 has a line running along the north boundary!

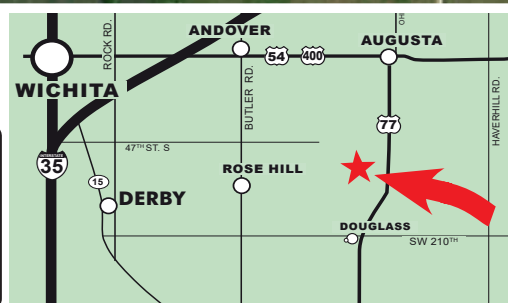
LEGAL DESCRIPTION: 6.6 acres located in the NW/4 of the NE/4 Section 33, Township 28, Range 4 East of the 6th PM, Butler County Kansas. See titlework for exact legal.

LAND LOCATION: From Douglass, north on HWY 177 4 miles to SW 170th, west on 170th 1.5 miles to the property.

2023 REAL ESTATE TAXES: \$41.44

EARNEST MONEY: \$5,000

TERMS: Bidding will close at 4:00 PM Central on Wednesday March 20, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be in total dollars plus a 10% buyers premium to arrive at the contract price. Earnest money is \$5,000 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 April 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. **ONLINE ONLY AUCTION: 6.6 Acres Between Augusta and Douglass in Butler County Kansas**



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