

Tuesday, March 5, 2024 • 6:00 P.M.

AUCTION LOCATION: El Dorado Civic Center, 201 E. Central, El Dorado, KS TREBURN LLC. SELLER

AUCTIONEERS NOTE: Productive farm ground tracts with bonus hunting and fishing. Just minutes from Andover, Augusta, Towanda, and East Wichita. Take a look at this unique opportunity to Invest In Land!



TRACT 1

PROPERTY DESCRIPTION:

155+- located between Augusta and Towanda in Butler County, Kansas. A majority of this tract is tillable farm ground,

nearly 140 acres. The balance consists of trees and over 1/3 mile of the Whitewater River! Access is provided by township gravel road on both the west and north boundaries, just 2 miles from blacktop. Some of the many uses of the property include hunting, fishing, and agriculture production.

LEGAL DESCRIPTION: The Northeast Quarter of Section 5, Township 27 South, Range 4 East of the 6th P.M. Butler County, Kansas. Subject to public road.

EARNEST MONEY: \$100,000





PROPERTY DESCRIPTION:

75+- across SW Buffalo Rd to the west of Tract 1. This tract is mostly tillable with a patch of trees in the north central portion of the property. Approximately 67 acres of this property consists of tillable farm ground, able to produce crops such as corn, wheat, soybeans and milo. There are a couple of tree rows towards the south end of the property offering a unique smaller farm field that appears to be a major traffic-way for Kansas whitetail deer!

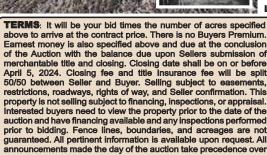
LEGAL DESCRIPTION:

The East Half of the Northwest Quarter of Section 5, Township 27 South, Range 4 East of the 6th P.M. EXCEPT the North 319 feet of the East 549 feet thereof, Butler County, Kansas. Subject to public road.

EARNEST MONEY: \$45,000

2023 REAL ESTATE TAXES: \$3,456.10 for both tracts combined. **LAND LOCATION:** From Ohio Street Rd between Towanda and

Augusta, west on SW 60th St 2 miles





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any other announcements or printed material.

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