

230 ACRES BETWEEN TOWANDA & AUGUSTA  
IN BUTLER COUNTY, KANSAS

# AUCTION

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**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



### TRACT 2

**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.

**TERMS:** It will be your bid times the number of acres specified above to arrive at the contract price. There is no Buyers Premium. Earnest money is also specified above and 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 5, 2024. Closing fee and title insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, 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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