

73.3 ACRES NATIVE FLINT HILLS PASTURE NORTH OF LATHAM IN BUTLER COUNTY, KANSAS

AUCTION

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Tuesday, March 19, 2024 • 6:00 P.M.

AUCTION LOCATION: El Dorado Train Depot, 430 N. Main St., El Dorado, KS
DELBERT SHEPLER JR, SELLER



PROPERTY DESCRIPTION: 73.3 acres of native Flint Hills pasture in southeast Butler County, Kansas north of Latham. Access is excellent with blacktop along the west boundary, and township gravel road along the north boundary. Water is provided by a small pond and multiple wet weather draws. There is not a fence along a portion of the south boundary of the property.

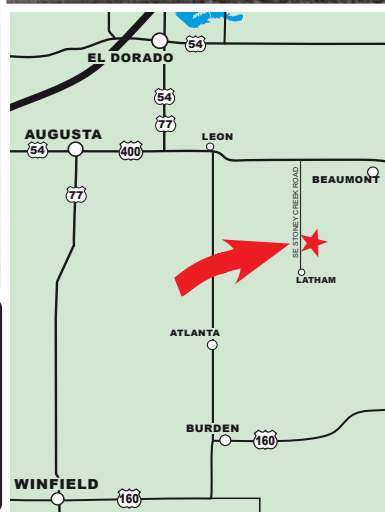
LEGAL DESCRIPTION: The North Half of the Northwest Quarter of Section 2, Township 29, Range 7 East of the 6th P.M., Buter County, Kansas. Subject to public road.

LAND LOCATION: From Latham KS, north 1.5 miles on SE Stoney Creek Rd to property. From HWY 400 and SE Stoney Creek Rd, south 7 miles to property.

2023 REAL ESTATE TAXES: \$260.35



ONLINE BIDDING IS AVAILABLE FOR THIS AUCTION INFORMATION AT SUNDGREN.COM



TERMS: It will be your bid times 73.3 to arrive at the contract price. Earmest money \$20,000 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 19, 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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