

153.2 ACRES BUTLER COUNTY, KANSAS LAND BETWEEN
EL DORADO & AUGUSTA

AUCTION

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Wednesday, April 24, 2024 • 6:00 P.M.

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



PROPERTY DESCRIPTION: 153.2 acres south of El Dorado and east of Augusta in Butler County, Kansas. There are approximately 85 acres of tillable farm ground that will be planted to corn this spring and wheat this fall. The Buyer will receive 1/3 of both crops. Located in the northeast corner is approximately 32 acres of native pasture, most of which will be utilized as hay meadow with the Buyer receiving 1/3 of that hay. There is a 6" rural water line running along the south side of 90th, offering an excellent chance to obtain multiple rural water meters. An additional potential water source on the property is an old water well that has not been used in a long time. Access is township gravel road along the south and east boundary, with blacktop road just 1/2 mile to the west and 1 mile to the east! Zoning is currently Agriculture District 40, with Rural Residential District zoning across the road all along the west and south boundaries. With the current agriculture uses, wildlife habitat, and access to utilities, this property is a unique opportunity to Invest In Land!



LEGAL DESCRIPTION: The Southeast Quarter of Section 15, Township 27 South, Range 5 East of the 6th P.M., Butler County, Kansas EXCEPT Beginning at a point on the South line of the Southeast Quarter of Section 15, Township 27 South, Range 5 East of the 6th P.M., of Butler County, Kansas; said point being 1168.90 feet West of the Southeast Corner of said Section 15, thence continuing West on an assumed bearing of South 90° West a distance of 467 feet; thence North perpendicular to said South line a distance of 467 feet; thence East parallel with said South line, a distance of 467 feet; thence South perpendicular to said South line, a distance of 467 feet to the point of beginning. Subject to public road.

LAND LOCATION: From Central Avenue in El Dorado, south on Haverhill Rd 8½ miles to SW 90th St, ½ mile east to the property OR from Augusta, east on HWY 54/400 5 miles to Haverhill Rd, north 1½ miles to SW 90th St, ½ mile east to the property.

2023 REAL ESTATE TAXES: \$1,366.32

TERMS: It will be your bid times 153.2 to arrive at the contract price. Earnest money is \$50,000 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 May 24, 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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