

60+- Acres Butler County, Kansas Land
Between Leon and Atlanta

AUCTION

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Auction Closes Wednesday, April 3, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on March 27 • Download the Sundgren Realty app today!



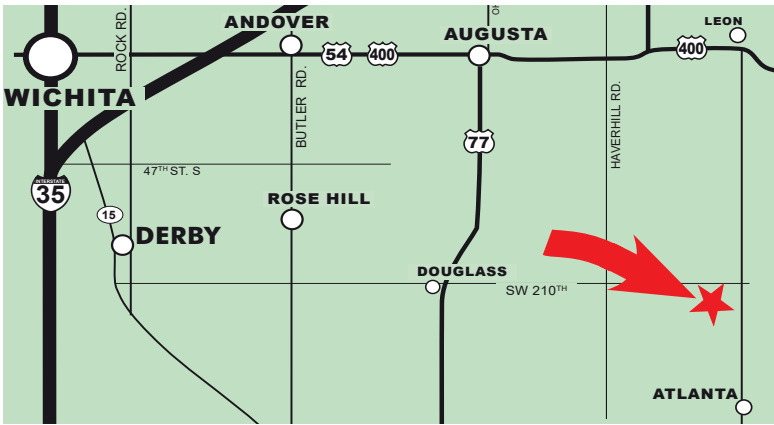
ESTATE OF ETTA M. FLORIO, SELLER

PROPERTY DESCRIPTION: 60+- acres located between Atlanta and Leon in southeast Butler County, Kansas. Access along the north boundary of the property is blacktop, and the access along the east boundary is a township gravel road. The gently rolling terrain of this property along with multiple patches of trees and brush make this property an excellent hunting tract, especially for Kansas whitetail deer. There is one large pond on the property that appears to need some work. A majority of the property has been utilized as hay meadow, and appears to have an excellent stand of native bluestem grasses.

LEGAL DESCRIPTION: The Southwest Quarter of the Northwest Quarter and the East Half of the Northwest Quarter of the Northwest Quarter of Section 21, Township 29 South, Range 6 East of the 6th P.M., Butler County, Kansas.

LAND LOCATION: From Douglass, KS 12 miles east on 210th OR from Atlanta, KS 5½ miles north on 211th (Cole Creek Rd) to 210th, ¾ mile west to the property.

2023 REAL ESTATE TAXES: \$234.88 **EARNEST MONEY:** \$20,000



TERMS: Bidding will close at 4:00 PM Central on Wednesday April 3, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 60 plus a 10% buyers premium to arrive at the contract price. Earnest money is \$20,000 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 May 3, 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.

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