

789 Acres Flint Hills Pasture,  
Butler County, Kansas – 2 Tracts

# AUCTION

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**Friday, April 26, 2024 • 2:00 P.M.**

**AUCTION LOCATION:** El Dorado Civic Center, 201 E. Central, El Dorado, KS  
JENNISON FAMILY REVOCABLE TRUST, SELLER

**AUCTIONEERS NOTE:** *Excellent opportunity to purchase pasture in the Flint Hills of Kansas!  
Immediate possession will allow you to burn pasture or turn out cattle right away!*

### TRACT 1 PROPERTY DESCRIPTION:



**TRACT 1:** 386 acres of beautiful, rolling, native Flint Hills pasture north of Latham in Butler County, Kansas. The scenic rolling terrain drops off into multiple timber lined draws, one of which has a live water spring that runs water even during a mild draught. Additional water is provided by 3 ponds nicely spaced throughout the property. Access is provided by township gravel road on all four sides. Yearling quality perimeter fence surrounds the entire property. This premier and diverse pasture offers both summer grazing or winter pasture opportunities with ample cover and live water in most years. In addition to agriculture use, this tract also offers some additional recreation value with frequent quality Kansas Whitetail Deer, turkeys, and quail.

#### LEGAL DESCRIPTION:

The West Half and the West Half of the Southeast Quarter lying West of the public road, in Section 25, Township 28 South, Range 7 East of the 6th P.M., Butler County, Kansas. Subject to public road.

**2023 REAL ESTATE TAXES:** \$1,329.62

#### LAND LOCATION:

From Latham, 3 miles north on Stony Creek Rd to 170th St, east 1 mile to the property.



### TRACT 2 PROPERTY DESCRIPTION:

**TRACT 2:** 403 acres of bluestem pasture located northwest of Latham in Butler County, Kansas. This excellent livestock grazing property can also be utilized as hay meadow. Water is provided by a good well/windmill and 3 ponds, well spaced for uniform grazing. Township gravel road borders the property on the north, south, and a portion of the east boundary. Quality, size and location! Invest In Land!

**LEGAL DESCRIPTION:** The West Half and the North Half of the Southeast Quarter of Section 32, Township 28 South, Range 7 East of the 6th P.M., Butler County, Kansas. Subject to public road.

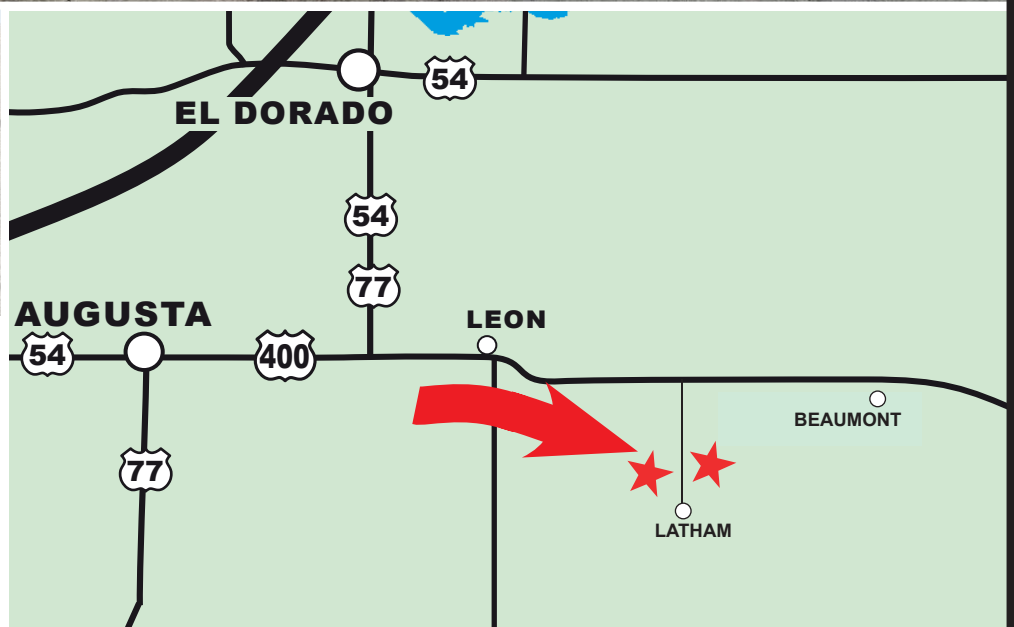
**2023 REAL ESTATE TAXES:** \$1,316.24

**LAND LOCATION:** From Latham, 2 miles north on Stony Creek Rd to 180th St, west 2½ miles to the property.

**EARNEST MONEY:** \$100,000 for each Tract.



**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 May 28, 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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