

FARM HOUSE & BUILDINGS ON 20 ACRES
WHITEWATER, KANSAS

AUCTION

www.sundgren.com

Auction Closes Thursday, September 19, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on September 12 • Download the Sundgren Realty app today!

OPEN HOUSE: SUNDAY, AUGUST 25: 1 PM - 3 PM
OPEN HOUSE: THURSDAY, SEPTEMBER 12: 4 PM - 6 PM



THE ESTATE OF JONATHAN WIEBE
PROPERTY ADDRESS: 10657 NW
Butler Rd., Whitewater, KS 67154

PROPERTY DESCRIPTION: Farm house and buildings on 20+- acres north of Whitewater in Butler County, Kansas. The house could be used as a 2 or 3 bedroom. There are 2 full bathrooms, one on the main level and the other is upstairs. Total finished living area is 1703 square feet and the house was built in 1890 according to the county. Many upgrades have been added, including a modern foundation and electrical. The house sits on a full unfinished basement. Buildings include a 36' x 36' detached garage with a concrete floor and a 24' x 24' old red barn. Approximately 15.6 acres of the land is utilized as tillable farm ground currently planted to soybeans. The current owner will retain the landowners share of the 2024 soybean crop, and the current

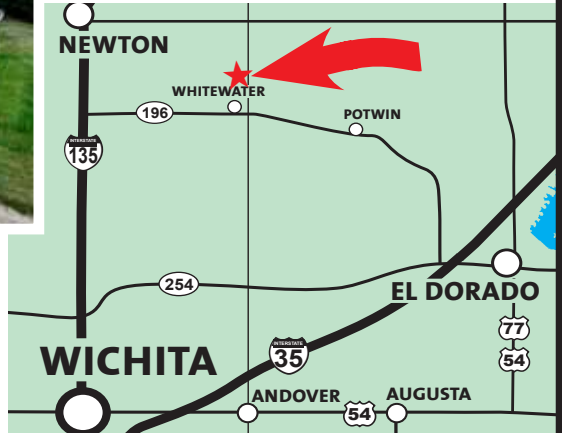
farm tenant would be interested in continuing to farm the property if the buyer chooses to continue that agreement. Several nice trees are present on the property, including several large mature quality trees in the immediate yard, a good shelter belt of trees to the north of the house, and a highly productive pear tree! Utilities on the property include a water well, lagoon, and propane. Great opportunity to live in rural Butler County, Kansas near Whitewater with blacktop access, great views, and country living!

LAND LOCATION: From HWY 196 just east of Whitewater, north on Butler Rd less than 2 miles.

LEGAL DESCRIPTION: Beginning at a point on the West line of a cemetery which is 616.36 feet North and 166.90 feet West of the Southeast Corner of the Northeast Quarter of Section 7, Township 24 South, Range 3 East of the 6th P.M.; thence West 1325.63 feet and parallel to the South line of said Northeast Quarter to the Easterly right of way line of the Rock Island Railroad; thence Northeasterly along said right of way a distance of 831.61 feet to a point; thence East 1068.32 feet and parallel to the North line of the Northeast Quarter to the East line of said Northeast Quarter; thence South 620.00 feet to the Northeast Corner of said cemetery; thence West 166.90 feet to the Northwest Corner of said cemetery; thence South 96.89 feet to the point of beginning, Butler County, Kansas. Subject to public road.



2023 REAL ESTATE TAXES:
\$2,095.66



TERMS: Bidding will close at 4:00 PM Central on Thursday September 19, 2024 or once no additional bids have been placed for 2 minutes. The property will be selling by total dollars, your high bid will be the contract price. There is no buyer's premium. Earnest money is \$15,000 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 October 21, 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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