

9884 NW 60TH ST., POTWIN, KS 67123
HOUSE, LARGE SHOP & POND ON
8.8 ACRES

AUCTION

www.sundgren.com

Auction Closes Tuesday, October 15, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on October 8 • Download the Sundgren Realty app today!

OPEN HOUSE: MONDAY, SEPTEMBER 30: 4PM - 6PM
OPEN HOUSE: SUNDAY, OCTOBER 13: 1PM - 3PM



PROPERTY ADDRESS:

9884 NW 60TH St., Potwin, KS 67123

PROPERTY DESCRIPTION:

House and shop building on 8.8 acres between Towanda and Potwin in Butler County, Kansas! This 2 bedroom 2 bath home has a full unfinished basement, allowing additional bedrooms or more living space as you see fit! Built in 1983, this ranch style home has 1540 square feet of finished living area on the main floor. That space includes both bedrooms and bathrooms, kitchen with breakfast eating area, a formal dining space, living room, and large laundry room. Each bedroom has a nice big walk-in closet! Utilities include rural water, propane-leased and septic. All appliances will be included; refrigerator, stove/oven, dishwasher, washer & dryer. The 80' x 42' shop building has a concrete floor throughout, with a majority of the space open for tools and equipment. What a great opportunity to live in rural Butler County, Kansas with excellent blacktop access!



LAND USES:

A large percentage of the property has been utilized as hay meadow in the past, with an excellent stand of native Flint Hills prairie grasses. The pond when full is nearly 3/4 of an acre! A variety of trees are scattered throughout the property offering habitat for wildlife.

LEGAL DESCRIPTION:

Beginning at the Southwest Corner of the Southwest Quarter of Section 32, Township 24 South, Range 4 East of the 6th P.M.; thence running East 636.23 feet; thence North 660 feet; thence West 636.23 feet; thence South 660 feet to the Point of Beginning, Butler County, Kansas. Subject to public road.

2023 REAL ESTATE TAXES: \$3,068.58

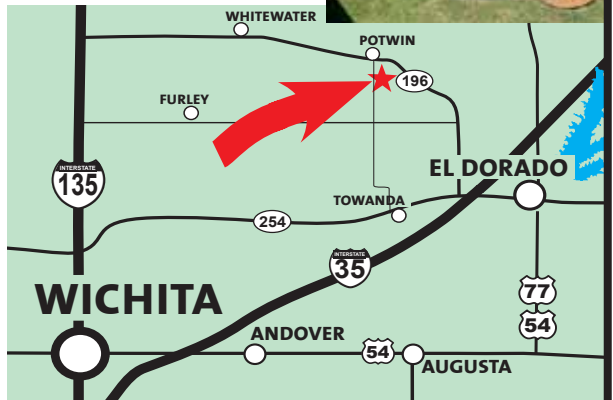
LAND LOCATION:

DIRECTIONS FROM HWY 196 BY POTWIN: 1½ miles south on Diamond Rd.

DIRECTIONS FROM HWY 254 BY TOWANDA: 8.6 miles north on the River Valley Rd/Diamond Rd blacktop.



REAL ESTATE AUCTION TERMS: Bidding will close at 4:00 PM on Tuesday October 15, 2024 or once no additional bids have been placed for 2 minutes. Property will sell in total dollars. There will be a 10% buyers premium added to the high bid to determine the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked at Sundgren.com immediately following the conclusion of the auction and be purchasing the property subject to the preliminary title search report also linked at Sundgren.com. Non refundable earnest money is \$15,000 due immediately following the conclusion of the auction. The balance of the purchase price shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before November 15, 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 selling "as is", not 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. All pertinent information is available upon request.



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