

640+- ACRES FLINT HILLS RANCH, BUTLER COUNTY, KANSAS:  
WATERSHED LAKE, PASTURE, PENS & HUNTING

# AUCTION

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**Wednesday, October 16, 2024 • 6:00 P.M.**

**AUCTION LOCATION:** El Dorado Civic Center, 201 E. Central, El Dorado, KS  
HUSEMAN LAND AND CATTLE LLC, SELLER

**Online Bidding Available**



**PROPERTY DESCRIPTION:** 640+- acres of native Flint Hills cattle grazing pasture with a spring fed live creek, over 10 acres of a Watershed Lake, stock ponds, timber lined draws, and abundant wildlife. The property is perimeter fenced barbed wire and steel post fencing with pipe corners. A large pipe sorting pen is located at the north end of the property. It is very rare to find a full square section of Flint Hills pasture for sale in Butler County Kansas, especially with such a variety of appealing characteristics! Take a look at this excellent opportunity to Invest In Land!



**ABOUT THE FLINT HILLS:** The Flint Hills are a region of hills and prairies that lie mostly in eastern Kansas. It is named for the abundant residual flint eroded from the bedrock that lies near or at the surface. The Flint Hills Ecoregion is designated as a distinct region because it has the densest coverage of intact tallgrass prairie in North America, resulting in the prevalence of cattle ranches. Used for both cow/calf and yearling grazing, rapid gains can be obtained during the summer growing months.

**LEGAL DESCRIPTION:** All of Section 36, Township 26 South, Range 6 East of the 6th P.M., Butler County, Kansas; subject to public road.

**2023 REAL ESTATE TAXES:** \$1,771.40

**LAND LOCATION FROM LEON:** North on Bluestem Rd 3 or 4 miles to SW 60th or SW 50th, 3 miles east to the property.

**LAND LOCATION FROM EL DORADO:** East on HWY 54 6 miles to SE Ellis Rd., south 4 miles to the property.



**TERMS:** We will sell this land by the acre, your bid times 640 to arrive at the contract price. Earnest money in the amount of \$150,000 is 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 November 18, 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.

**JOE SUNDGREN**  
BROKER  
AND AUCTIONEER  
**316-321-7112**

**RICK REMSBERG**  
REALTOR AND AUCTIONEER  
**316-322-5391**



**SUNDGREN**  
REALTY Inc.

218 East Central Ave, El Dorado, KS 67042  
LAND BROKERS • [www.sundgren.com](http://www.sundgren.com)

**JEREMY SUNDGREN**  
ASSOCIATE BROKER  
AND AUCTIONEER  
**316-377-0013**

**PHILLIP SOLORIO**  
REALTOR  
**316-323-0218**

**BARRETT SIMON**  
AUCTIONEER AND REALTOR  
**316-452-1792**