

154.3 ACRES NORTHERN BUTLER COUNTY, KANSAS NEAR BURNS –  
TILLABLE FARM GROUND, OIL INCOME,  
HAY MEADOW

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Tuesday, November 12, 2024 • 6:00 P.M.**

**AUCTION LOCATION:** El Dorado Civic Center, 201 E. Central Ave., El Dorado, KS  
**DU WAYNE L. WIEBE REVOCABLE LIVING TRUST, SELLER**



**PROPERTY DESCRIPTION:** 154.3 acres located south of Burns in northern Butler County, Kansas. This diverse and productive farm has tillable farm ground, native hay meadow, and brome grass PLUS oil income. The landowner receives a 1/8 royalty interest of the oil produced. In 2024, the corn crop on the property produced 145 bushels per acre! Acreage breakdown is approximately: 95 acres tillable, 48 acres native, and 11 acres brome grass. If you are looking for a diverse income producing property, take a look at this opportunity to Invest In Land!

**LANDOWNER OIL INCOME HISTORY:** 2021 – \$32,263.67, 2022 – \$35,734.22, 2023 – \$18,890.86, 2024 YTD – \$11,700.84

**LEGAL DESCRIPTION:** The Southwest Quarter of Section 32, Township 23 South, Range 5 East of the P.M., Butler County, Kansas. Subject to public road.

**2023 REAL ESTATE TAXES:** \$1,577.26

**LAND LOCATION FROM BURNS:** 6½ miles south on Boyer Rd to NW 120th, ½ mile west to the property.

**LAND LOCATION FROM EL DORADO:** 9½ miles north on HWY 77 to NW 110th, west 2 miles to Boyer, north 1 mile to NW 120th, west ½ mile to the property.



**TERMS:** We will sell this land by the acre, your bid times 154.3 to arrive at the contract price. Earnest money in the amount of \$75,000 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 December 12, 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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