

SUNDGREN REALTY LAND BROKERS



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316-321-7112

WWW.SUNDGREN.COM

THE MYERS RANCH, BUTLER COUNTY, KANSAS
540 ACRES SELLING IN 4 TRACTS

AUCTION

www.sundgren.com

Friday, November 22, 2024 at 2:00 P.M.

AUCTION LOCATION: El Dorado Civic Center
201 E. Central Ave., El Dorado, KS 67042

AUCTIONEERS NOTE: The Myers Ranch: A unique combination of elegance, functionality, agriculture & recreation wrapped into one incredible property. This opportunity to own a historic ranch is yours to capture, Invest In Land!

**ONLINE BIDDING IS AVAILABLE
FOR THIS AUCTION
INFORMATION AT SUNDGREN.COM**



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


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218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

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TRACT 1 – 230 Acres W/ Headquarters, Turkey Creek, Pasture & Tillable

PROPERTY ADDRESS: 1461 SW 60th St., El Dorado, KS 67042

LAND FEATURES: The Myers Ranch headquarters is located between El Dorado and Augusta in Butler County, Kansas. Referred to as Tract 1, this portion of the ranch is 230+- acres. Over 3/4 mile of Turkey Creek meanders through the property, offering large deep fishing holes, shallow rock bottom wading holes, and gravel bars adjacent to calm waters on one side and rapids on the other. This live water feature is one of the finest examples you can find in this region. A centrally located private low water bridge offers endless enjoyment for fishing, swimming, recreation and entertaining in a secluded park-like setting. Grasses on the ranch include both cool season brome grass and native bluestem grasses, offering year-round livestock grazing potential. On the south side of Turkey Creek there is a 4 acre and 5.3 acre opening that would make excellent farm fields or food plots, both are currently in grass. Also currently present on the south side of Turkey Creek is a 20 acre tillable farm field. Large mature trees on the property include Oak, Walnut, Sycamore, Elm, Ash, and other varieties.

IMPROVEMENTS: Improvements include The Lodge, a barndominium with incredible living space, offices, tack room and horse stalls. The Cabin is a 3 bed 1 bath with 1455 square feet of finished living area. The Ranch House is a 3 bed 2 bath with 2058 square feet and an unfinished basement built in 1955. Other improvements include a grain elevator, hay barns, livestock shelters, lean-to buildings, and more!

LIVESTOCK: This headquarters has been traditionally utilized to wean and background calves, feed cattle, and maximize economical gains through the use of feeding a combination of pasture and forage.

WILDLIFE: It is common to see a variety of game on the ranch that includes turkeys, Kansas whitetail deer, quail, mourning dove, ducks and other waterfowl. With such a variety of features and terrains, this ranch promises to offer tremendous opportunities to enjoy the finest Kansas has to offer!

WATER: In addition to the over 3/4 mile stretch of Turkey Creek, a pond, and a water well adjacent to Turkey Creek the headquarters is also connected to rural water providing an important guaranteed water source during drought times.



TRACT 2 – 80 Acres – Trees, Pasture, Creek, Pond & Tillable Farm Ground

PROPERTY DESCRIPTION: 80+- acres located between Augusta and El Dorado in Butler County, Kansas. Tract 2 of the Myers Ranch is contiguous with Tract 1, and offers another diverse opportunity to Invest In Land! There is approximately 35 acres of tillable farm ground with the balance being a combination of pasture and trees. Water features include a pond and creek, plus there is a rural water line running along the south boundary (SW 70th St). In addition to the SW 70th St access all along the south boundary, SW Walnut Valley Rd borders Tract 2 along the entire east boundary. Nice elevation changes especially towards the north end of this property offers excellent habitat for wildlife and several scenic locations for a potential home building site.

EARNEST MONEY: \$35,000



LAND LOCATION FROM AUGUSTA: 5 miles east on HWY 400 to Haverhill Rd, 3 1/2 miles north to SW 70th, 1/4 mile east to the property.

LAND LOCATION FROM EL DORADO: From Central Ave 6 1/2 miles south on Haverhill Rd to SW 70th, 1/4 mile east to the property.



TRACT 3 – 190 Acres Native Flint Hills Pasture

PROPERTY DESCRIPTION: 190+- acres of native Flint Hills pasture between Augusta and El Dorado in Butler County, Kansas. Quality bluestem grasses offer the opportunity for excellent seasonal livestock grazing with adequate water provided by a pond, windmill/water well, and a rural water meter along SW 60th St.

In addition to the SW 60th St access along the south boundary, SW Omaha Rd borders the property all along the east boundary. A pipe entryway and cattle guard in the south central portion of the property provide access into the pasture, with a good pasture road that leads to the windmill located in the north central portion of the property. Rarely do you find a sizable tract of quality pasture in this portion of Butler County, Kansas, so take a look at this opportunity to Invest In Land!

EARNEST MONEY: \$50,000

LAND LOCATION FROM AUGUSTA: 5 miles east on HWY 400 to Haverhill Rd, 4 1/2 miles north to SW 60th, 1/4 mile east to the property.

LAND LOCATION FROM EL DORADO: From Central Ave 5 1/2 miles south on Haverhill Rd to SW 60th, 1/4 mile



EARNEST MONEY: \$100,000

2023 REAL ESTATE TAXES: \$7,790.98 for both Tracts 1 & 2.

LAND LOCATION FROM AUGUSTA: 5 miles east on HWY 400 to Haverhill Rd, 4 1/2 miles north to SW 70th, 1/4 mile east to the property.

LAND LOCATION FROM EL DORADO: From Central Ave 5 1/2 miles south on Haverhill Rd to SW 60th, 1/4 mile east to the property.



OPEN HOUSE DATES:
WEDNESDAY OCTOBER 30 – 4PM TO 6PM
SUNDAY NOVEMBER 10 – NOON TO 3PM
SUNDAY NOVEMBER 17 – NOON TO 3PM



TRACT 4 – 40 Acres Haverhill Road Blacktop Frontage

PROPERTY DESCRIPTION: 40 deeded acres between Augusta and El Dorado with blacktop frontage and utilities available! Located in Butler County Ag-40 zoning allows you the opportunity to build your dream home on this property. Rural water and electric are available. Good steel post and barbed wire fence is located on the north, south and west boundaries, fence would need built along the east boundary if Tract 3 and Tract 4 have different buyers. Access along the west is blacktop Haverhill Rd and along the south is township gravel road SW 60th St. The entire property is good quality native Flint Hills bluestem pasture. Take a look at this excellent opportunity to purchase a clean and quality pasture with both blacktop and township gravel road frontage. Invest In Land!

EARNEST MONEY: \$20,000

LAND LOCATION FROM AUGUSTA: 5 miles east on HWY 400 to Haverhill Rd, 4 1/2 miles north.

LAND LOCATION FROM EL DORADO: From Central Ave 5 1/4 miles south on Haverhill Rd.



TERMS: We will sell each tract by the acre, your bid times the number of acres specified to arrive at the contract price. Earnest money specified for each tract will be 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 January 10, 2025, and the seller is willing to consider a 2024 closing date. 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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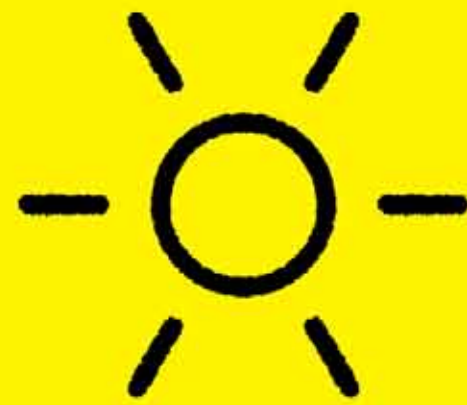
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