

15+- ACRE BUTLER COUNTY RETREAT: 12556 SW HOPKINS SWITCH RD, AUGUSTA, KS 67010

# AUCTION

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**Auction Closes Tuesday, February 4, 2025 — 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will open on January 28 • Download the Sundgren Realty app today!

**OPEN HOUSE:  
WEDNESDAY, JANUARY 29: 3:30 PM - 5:30 PM**



**CYNTHIA L NESLER, SELLER**

**PROPERTY ADDRESS:** 12556 SW Hopkins Switch Rd, Augusta, KS 67010

**PROPERTY DESCRIPTION:** Country Retreat on 15+- Acres – 12556 SW Hopkins Switch Rd, Augusta, Kansas. This 4 bedroom, 2.5 bathroom ranch-style home sits on 15+- acres, just 2 miles south of HWY 54, southeast of Augusta. With approximately 9 acres of grass and 6 acres of wooded homestead, this property offers a blend of privacy and country living just minutes from town. The home features a split-bedroom floor plan, providing privacy and convenience. The recently updated bathrooms add a modern touch, while the roof is just 2 years old, newer windows, new siding, and fresh exterior paint. Energy efficiency is enhanced with blown-in insulation above the master suite wing and a new pressure tank for the well. The property also offers a 24' x 35' Quonset with cement floor and several other old outbuildings and shed with storm cellar. Utilities include lagoon with a septic holding tank, a private water well, and seller-owned propane. Whether you're looking for a family home, a hobby farm, or a peaceful retreat, this property is ready for your family.

**LEGAL DESCRIPTION:** Beginning at the Northwest Corner of the Southwest Quarter of Section 6, Township 28 South, Range 5 East of the 6th P.M., in Butler County, Kansas; thence running East 1262.50 feet; South deflecting right 91°28', 548.73 feet; thence West deflecting right 88°59', 1253.55 feet to a point on the West line of said Section; thence North 538.02 feet to the place of beginning.

**2024 REAL ESTATE TAXES:** \$1,971.12

**LAND LOCATION:** From SW 100th (Old HWY 54), south on SW Hopkins Switch 2.5 miles to property.



**TERMS:** Bidding will close at 4:00 PM Central on Tuesday February 4, 2025 or once no additional bids have been placed for 2 minutes. Bidding will be total dollars, a 10% buyer premium will be added to the high bid to determine contract price. 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 March 7, 2025. Closing fee and title insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, rights of way and subject to Seller approval. The successful high bidder will be required to sign our real estate purchase contract and be purchasing the property subject to the title search report, both linked at [sundgren.com](http://sundgren.com). This property is not selling 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. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.



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