

40.3 Acres Butler County, Kansas –
Creek, River, Trees, Tillable & Hunting!

AUCTION

www.sundgren.com

Bidding Ends Tuesday, November 18, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens November 11 • Download the Sundgren Realty App today!

JEFFREY DIEHL, SELLER



PROPERTY DESCRIPTION: 40.3 acres of tremendous diverse property located between Rosalia and Beaumont in Eastern Butler County, Kansas. De Haas Creek and the North Branch of the Little Walnut River both run through the property, offering two water sources on the property for wildlife. There are three separate tillable farm fields offering the opportunity for farm income and built in food plots for hunting. Two small patches of native pasture sit at the far east end of the property, providing safe and quiet bedding areas for Kansas Whitetail Deer. Both Rio and Eastern Turkeys are both commonly seen on this property. Abundant trees of many different varieties cover over half the property. All of these features and great qualities wrapped up in one property, plus great access less than 1½ miles of township gravel road from the blacktop Flinthills Rd! Invest In Land!

LEGAL DESCRIPTION: The South Half of the North Half of the Southwest Quarter of Section 26, Township 26 South, Range 7 East of the 6th P.M., Butler County, Kansas. Subject to public road.

2024 REAL ESTATE TAXES: \$335.16

LAND LOCATION FROM ROSALIA: 3 miles south of HWY 54 on Flinthills Rd to SE 40th St., west 1 mile to SE Stony Creek Rd., 5/8 mile south to the property.

LAND LOCATION FROM EL DORADO: 12 miles east on HWY 54 to Flinthills Rd., 3 miles south to SE 40th St., west 1 mile to SE Stony Creek Rd., 5/8 mile south to the property.

TERMS: This will be an online only auction. Bidding will be by the acre, your bid times 40.3 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$20,000 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 December 18, 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. 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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