

158.4 ACRES NATIVE PASTURE, PONDS, BLACKTOP
FRONTAGE BUTLER COUNTY, KANSAS

AUCTION

www.sundgren.com

Wednesday, November 12, 2025 • 4:00 P.M.

AUCTION LOCATION: El Dorado Civic Center, 201 E. Central Ave., El Dorado, KS
MARY ANNA YOUNG, SELLER

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



PROPERTY DESCRIPTION: 158.4 acres of native Flint Hills pasture located between Leon and El Dorado in Butler County, Kansas. Water is provided by 2 ponds and wet weather draws, plus there is an old well/windmill that is not currently functioning. Access is provided by blacktop Bluestem Rd along the east boundary and township gravel SW 50th St along the south boundary. Butler Rural Water District #6 has a water line at the property to the

north. Quality cattle grazing properties with bonus wildlife and hunting opportunities are rarely available for sale to the public in this area, so take advantage of this opportunity to Invest In Land!

LEGAL DESCRIPTION: SE/4 Section 29, Township 26 South, Range 6
East of the 6th PM, Butler County, Kansas.

2024 REAL ESTATE TAXES: \$621.36

LAND LOCATION FROM LEON: 4 miles north on Bluestem Rd.

LAND LOCATION FROM EL DORADO: 3 miles east on HWY 54 to Bluestem Rd., 3½ miles south to the property.



TERMS: This will be a live auction with online simulcast bidding available. Bidding will be by the acre, your bid times 158.4 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$40,000 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 12, 2025. 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 is an absolute auction selling to the highest bidder. 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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