

TRACT 1 - BRICK HOUSE ON 24.6 ACRES WITH 2 PONDS
TRACT 2 - 160+ ACRES BUTLER COUNTY, KANSAS LAND W/ PASTURE, TREES, PONDS & BLACKTOP FRONTAGE
PERSONAL PROPERTY

AUCTION

www.sundgren.com

Friday, March 27, 2026 • 11:00 A.M. REAL ESTATE SELLS AT NOON

AUCTION LOCATION: 16185 SW Haverhill Rd., Leon, KS 67074

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



BYRON R BAUM REVOCABLE TRUST, SELLER

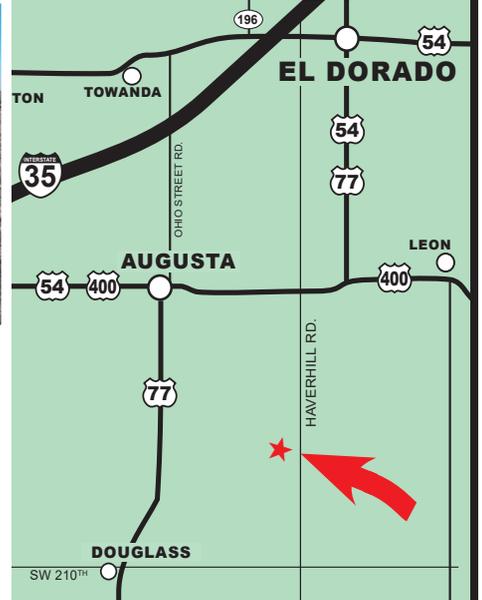
TRACT 1 - PROPERTY DESCRIPTION: 24.6 acres located on S. Haverhill Rd between Augusta and Douglass with blacktop frontage. This 3 bed, 2 bath home offers over 1,600 square feet of living space and is serviced by Butler Rural Water #6. The property features numerous outbuildings providing exceptional storage and workspace, along with timber-lined pasture, silos, pens, and two ponds — including one approximately 2 acres in size. A versatile property with great potential for livestock and country living.

LEGAL DESCRIPTION: Beginning at the Southeast Corner of the North Half of the Northeast Quarter of Section 28, Township 28 South, Range 5 East of the 6th P.M.; thence running West 1650 feet; thence North 660 feet; thence East 1650 feet; thence South 660 feet to the Point of Beginning, Butler County, Kansas. Subject to public road.

TENANTS RIGHTS: Possession of the house and buildings at closing. Possession of west pasture and cattle pens will be subject to conclusion of the 2026 cattle lease ending on October 15. Buyer to receive 2026 lease income.

2025 REAL ESTATE TAXES: \$2,635

TRACT 1 TERMS: This will be a live on-site auction with online bidding available. Bidding on Tract 1 will be total dollars. There will be a 10% buyer premium added to the high bid to determine the contract price. Earnest money on Tract 1 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 April 27, 2026. 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. 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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TRACT 2 - PROPERTY DESCRIPTION: 160 acres of Butler County Kansas pasture along Haverhill Rd with blacktop access. The land is located southeast of Augusta and northeast of Douglass. This property is timber lined along the entire northern and southern boundaries. Water is provided by 2 ponds. Butler Rural Water #6 has a 12" line along the eastern boundary, additional water meters are available. Pasture tracts with good blacktop access are difficult to find, so take a look at this excellent opportunity to Invest In Land!

LEGAL DESCRIPTION: The South Half of the Northeast Quarter and The North Half of the Southeast Quarter of Section 28 South, Range 5 East of the 6th P.M., Butler County, Kansas

TENANTS RIGHTS: Possession will be subject to a cattle lease ending on October 15, 2026. Buyer shall receive the 2026 lease income.

2025 REAL ESTATE TAXES: \$562.38

LAND LOCATION FROM DOUGLASS: East on 210th to 6½ miles to Haverhill Rd, north 4 miles.

LAND LOCATION FROM AUGUSTA: West on HWY 54/400 to Haverhill Rd., south 6 miles.

TRACT 2 TERMS: This will be a live on-site auction with online bidding available. Bidding on Tract 2 will be by the acre, your bid times 160 plus a 10% buyer premium added to the high bid to determine the contract price. Earnest money on Tract 2 is \$35,000 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 April 27, 2026. 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. 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.



Log Splitter
 Scrap Iron
 OH Fuel Tanks
 1972 Isuzu Pickup with Topper
 Corrugated Tin
 CAT 951 B Track Loader
 6'6"x14' Tandem Axle Shop Built Trailer
 Cushman Scooter
 5'6"x8' Single Axle Trailer with Ramps
 Porta Power
 John Deere 2280 Swather
 Isuzu Trooper II
 Sickle Mower
 Side Delivery Rake
 New Holland 7202 Square Baler

Hesston 600 Swather
 Hustler Super Z 60 ZTR Mower
 Cement Mixer
 Bean Sprayer
 Cattle Panels
 (10) 10' Panels (2) w/Bowgates
 Stock Tanks
 Manual Squeeze Chute
 White Field Boss 2-105 with TA26
 Westendorf Loader, 2075hrs, Cab, heat and air
 MF 6701 Tractor with MF 246 Loader, DNR
 International 250 Series A Tractor
 Case 730 Tractor
 Kubota B 8200 4WD Tractor & Loader

John Deere on Steel
 Vermeer Model 605 Super F Round Baler
 Vermeer Model 604 Round Baler
 John Deere 5103 with 512 Loader
 Pickup Bed Trailer
 Seeder/Spreaders
 Gravity Flow Cake Feeder
 Bale Elevator
 Ingersoll Rand Air Comp with Kohler
 Magnum 20 Motor
 Multipower Power Washer
 Multipower Gas Air Compressor with Honda GX Motor
 Ladders
 Aluminum Ramps
 Automatic Waterer

Anvil
 Shop Table on Casters with Vice
 Hesston 600 Swather
 Hesston 500 Swather
 Pop Up Bale Loader
 John Deere 1380 ??
 8'6"x20' Shop Built Trailer
 Horse Drawn Equipment
 5 1/2' Box Blade with Ripper Teeth
 3Pt Bale Spike
 3Pt 6' Box Blade
 7'x16' Trailer with Winch
 7' Rotary Mower
 L200 Dump Truck, ??, 50's?
 6'x16' Sundowner Bumper Pull
 Stock Trailer
 Mesh Cattle Panels

Spring tooth
 7' Field Cultivator
 2 Bottom Plow
 3 Bottom Plow
 6' 3Pt Disc
 6' 3Pt Flail Mower
 4 Bottom Plow
 5'6"x9'6" Single Axle Trailer
 3Pt Rock Rake
 Genie Dual Personnel Lift
 Massey Harris
 Grain Drill on Steel
 2 Row 3Pt Planter
 Ford F 250 Flat Bed, 50's
 Scaffolding



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