

160+- ACRES BUTLER COUNTY KANSAS PASTURE, TILLABLE,
HUNTING, FISHING LAND NEAR AUGUSTA

AUCTION

www.sundgren.com

Wednesday, April 5, 2017 • 6:00 P.M.

AUCTION LOCATION: Douglass Community Building

206 S. Forrest St., Douglass, KS 67039

THE ESTATE OF DAN E. HELMER, SELLER



PROPERTY DESCRIPTION: 160+- acres consisting of a large pond, native pasture, tillable ground, timber, and improvements. The pond is fed water by a small creek that is currently running water. There are 93+- acres of excellent quality native pasture, perfect for livestock grazing year round but especially set up for winter pasture. The balance of the property is 64+- acres of tillable, a small portion of which is planted to Alfalfa. The balance of the tillable is worked and ready for spring planting of Soybeans or Corn. The timber, terrain, and diverse layout of this property make it especially conducive for wildlife. Deer and Turkey are abundant, and the draws, tillable fields, and hedge rows make excellent habitat for Quail. If you like waterfowl hunting, the property is ideal for that too. Improvements on the property include a single wide trailer house currently rented for \$250/month. There are 2 Rural Water Meters on the property, which makes this property a great candidate for future rural residences, a barn/building with living quarters, or a cabin.

LEGAL DESCRIPTION: The Northwest Quarter of Section 24, Township 28 South, Range 04 East of the 6th PM, Butler County, KS.

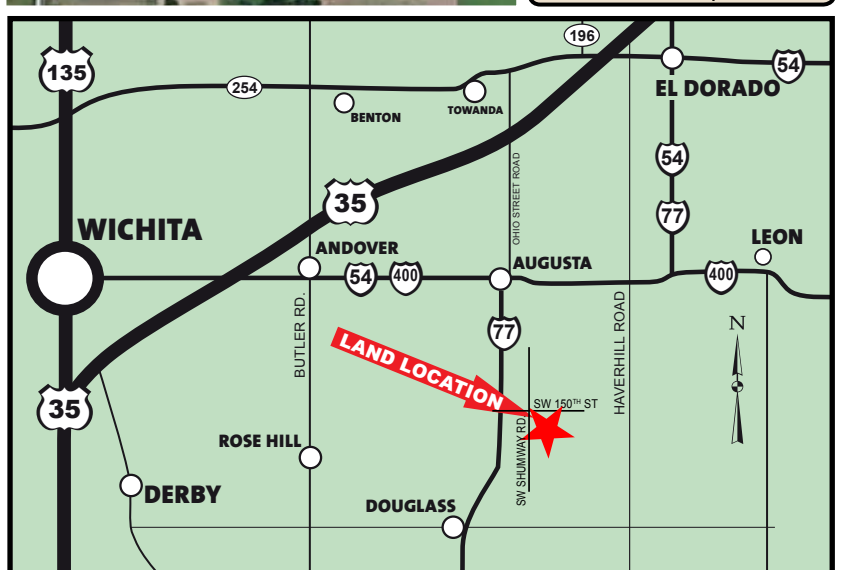
2016 REAL ESTATE TAXES: \$1226.40.

LAND LOCATION: From Augusta, South 4½ Miles on HWY 77 to 150th, East 1½ Miles to the property.



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TERMS: Earnest money is \$25,000 down 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 May 5, 2017. 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. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.



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