

140+- ACRES BUTLER COUNTY KANSAS LAND W/ CREEK,  
TIMBER, PONDS, TILLABLE, & PASTURE NEAR  
TOWANDA

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Friday, December 15, 2017 • 4:00 P.M.**

**AUCTION LOCATION: 6832 NW 40th St., Towanda, KS (ONSITE)**

**CALLAN R. AMMONS AND PAMELA A. AMMONS JOINT REVOCABLE TRUST, SELLER**

**OPEN HOUSE - SUNDAY, DECEMBER 10 - NOON to 2:00 P.M.**

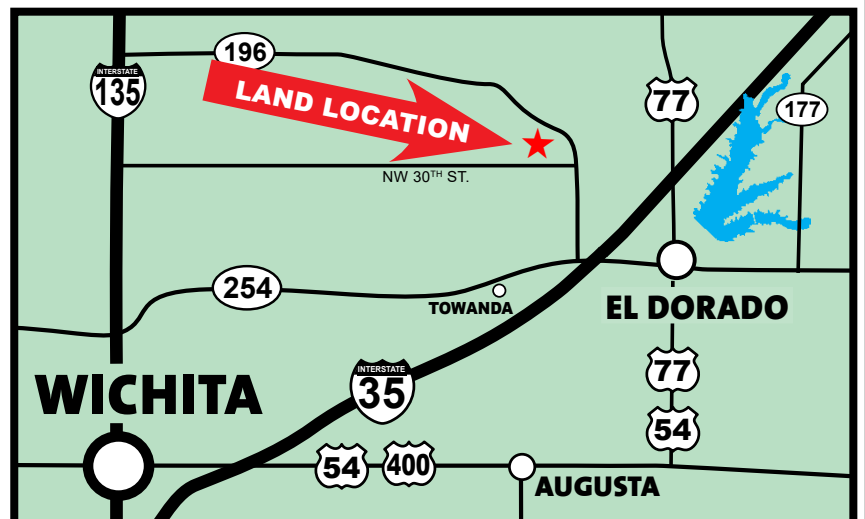


**PROPERTY DESCRIPTION:** 140+- acres with a balance of tillable, native hay meadow, 5 stocked ponds, timber, and over 1/2 mile of Rock Creek. There is also another creek that joins Rock Creek near the center of the property. On the north portion of the property, there is a water well rated at 20 gallons per minute. 100's of mature native Walnut trees and 1000's of young native Walnut trees are present along the creeks. In addition to the many other native trees, there are 7 varieties and 1000+ Oak trees, 250 Pecan trees, 50 Chestnut trees, 250+ Apple trees, Native & American Plums and Native River Grapes. Two timber stand improvements have been performed with the Kansas Forest Service in 2007 and 2017. Other conservation projects have included waterways, terracing, and stream bank stabilization. The 34+- acres of tillable ground was planted to Soybeans in 2017. Abundant wildlife includes Kansas Whitetail Deer, Turkey, and Quail. A spring in the creek has never gone dry during the current ownership.

**LEGAL DESCRIPTION:** The Southwest Quarter of Section 11, Township 25 South, Range 4 East of the 6th P.M., Butler County, Kansas; EXCEPT: Beginning at a point 629.25 feet East of the Southwest corner of said Southwest Quarter; thence North 00°52'08" East 578.5 feet; thence North 56°51'23" East 544.98 feet; thence South 48°32'15" East 544.76 feet; thence South 00°52'08" West perpendicular to the South line of said Southwest Quarter 522.38 feet to the South line of said Southwest Quarter; thence North 89°07'52" West 872.99 feet to the point of beginning.

**LAND LOCATION:** From HWY 254 between Towanda & El Dorado, North on HWY 196 to NW 30th, West 2 Miles to Ohio Street Rd, North 1 Mile to the property.

**TERMS:** Earnest money is \$50,000 down at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be in 2018 on or before January 16, 2018. 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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