

CASSODAY KANSAS LAND, HOUSE, CREEK,
TIMBER, & PERSONAL PROPERTY

AUCTION

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Saturday, June 20, 2015 • 10:00 A.M.

AUCTION LOCATION: 7261 NE 140TH St., Cassoday, KS 66842

PROPERTY OF ELVA J. BARNES

HIGHLIGHTS: 52.1+- ACRES OF BUTLER COUNTY, KANSAS LAND NEAR CASSODAY, KANSAS WITH A RANCH STYLE HOME AND SEVERAL BUILDINGS.



PROPERTY DESCRIPTION: 52.1+- acres of Butler County, Kansas land near Cassoday, Kansas with a ranch style home and several buildings. The land features creek, 2 ponds, timber, pasture, gently rolling terrain, and an old windmill. This property is currently set up for summer cattle grazing, but would also make a great winter headquarters for livestock. You will commonly see deer, turkey, and quail up and down the timber lined creek. The main floor of the house features 2 bedrooms, 1 full bath, a large kitchen that is open to a family room with a wood burning fireplace, and a second main floor living area. The basement has 2 non-conforming bedrooms that each have a small window, 1 full bath, living area, and lots of storage! The ranch style home was built in 1972 with 1688 square feet of main floor finished living area. There are several misc. utility buildings that include a 3 car oversized detached garage, a well house, and multiple tool sheds. You will love the location, just 1 mile from blacktop but very peaceful and quiet with the closest residence over a mile away! Enjoy the beautiful Kansas Flint Hills with your own rural residence, weekend escape, livestock headquarters, or hunting lodge!

LAND LOCATION: From Cassoday, KS 4 miles west on 150th, 1 mile south on Price.

LEGAL DESCRIPTION: A tract in the Northwest fractional quarter of Section 30, Township 23 South, Range 7 East of the 6th P.M., Butler County, Kansas, described as: Beginning at the Northwest Corner of said quarter, thence East along the North line of said quarter (assumed bearing N89°50'32"E) a distance of 1349.35 feet; thence S00°09'28"E, a distance of 550 feet; thence S05°48'27"W, a distance of 960.15 feet; thence N85°47'33"W, a distance of 474.27 feet; thence S08°04'20"W, a distance of 542.10 feet; thence S88°44'06"W, a distance of 704.76 feet to a point on the West line of said quarter, said point being 2019 feet South of the point of beginning; thence N00°E, a distance of 2019 feet to the point of beginning. Subject to public road.

2014 REAL ESTATE TAXES: \$1676.12.

OPEN HOUSE

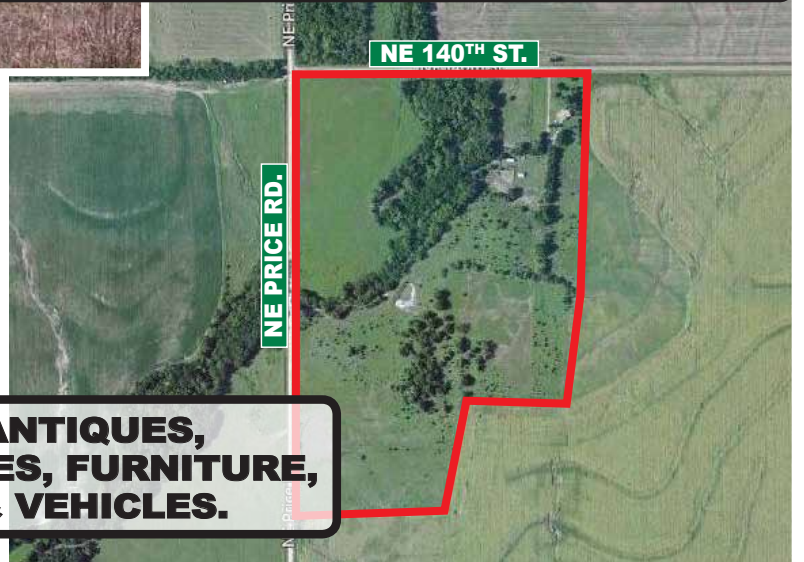
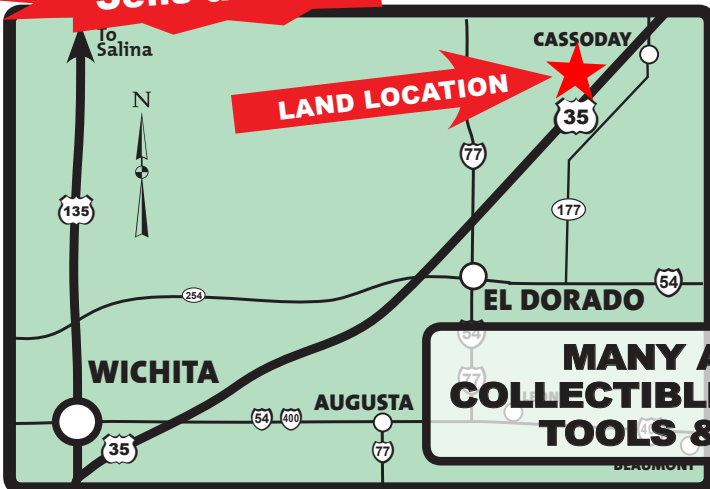
JUNE 9, 4pm - 6pm

JUNE 19, 3pm - 5pm



TERMS: Earnest money is \$20,000 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 July 20, 2015. 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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