

323.9 ACRES, BUTLER COUNTY KS
FLINT HILLS PASTURE, CREEK, & TIMBER

AUCTION

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THURSDAY, APRIL 7, 2016 • 6:00 P.M.

AUCTION LOCATION: El Dorado Civic Center, 201 E. Central, El Dorado, KS 67042



Girl Scouts of Kansas Heartland, Seller

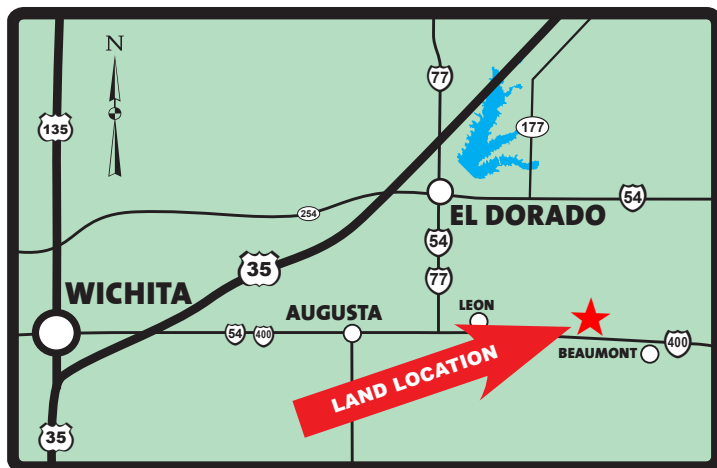
PROPERTY DESCRIPTION: 323.9+- acres of rolling native Flint Hills pasture Northeast of Leon in Butler County, Kansas. This beautiful pasture has 2 nice ponds, scenic rolling Flint Hills terrain, and good access. The northwest corner of the property has the South Branch of the Little Walnut River meandering through the property. A 10 acre tillable bottom ground field borders the River, and is completely surrounded by timber. The elevation changes drastically as you transition from the tillable field, through timber, upward into the pasture. This area is heavily frequented by Kansas Whitetail Deer and Wild Turkey. Timber includes Oak, Walnut, Sycamore, Cedar, and More. The largest of the two ponds on the property has nice clear water and excellent Largemouth Bass fishing. Take advantage of this great opportunity to invest in Quality, Character, Agriculture, and Recreation!

LEGAL DESCRIPTION: A tract of land in Sections 14 and 23, Township 27 South, Range 07 East of the 6th PM, Butler County, Kansas. Exact legal description will be determined by survey.

LAND LOCATION: From Leon, East on HWY 400 8 Miles to Stony Creek Rd, North 1 mile to 102nd, East 1/4 Mile to Quivera Rd, North 1½ mile to the east side of the property OR From Rosalia, South on Flinthills Rd 7½ miles to the West side of the property.

REAL ESTATE TAXES: This tract of land has been taxed together with another parcel, so an exact figure is unavailable.

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 on or before May 7, 2016. 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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