

40+- ACRES BUTLER COUNTY KANSAS LAND
FOR SALE NEAR EL DORADO LAKE

AUCTION

www.sundgren.com

WEDNESDAY AUGUST 19, 2015 - 6:00 P.M.

LAND LOCATION: From El Dorado, East on HWY 54 5 miles to HWY 177, North 9 miles to Ellis Rd., South 1/4 mile to the property.
Auction will be held On-Site



PROPERTY DESCRIPTION: 40+- acres of beautiful native Flint Hills bluestem pasture currently utilized as a hay meadow. This property is located just miles from the El Dorado Lake and only 1/4 mile from blacktop. This property will provide good hay for your livestock operation or make an excellent future building site for your dream home in the country! The east property line just barely includes part of a pond. There is a rural water line along the south side of 75th and along the west side of 75th and along the west side of Ellis.



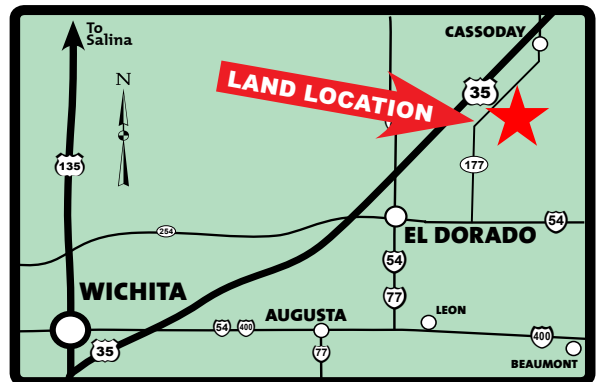
There is a rural water line along the south side of 75th and along the west side of Ellis.

LEGAL DESCRIPTION: The West Half of the West Half of the Northwest Quarter (W/2 W/2 NW/4) of Section 25, Township 24 South, Range 6 East of the 6th P.M., Butler County, Kansas.

EARNEST MONEY: \$10,000.

2014 REAL ESTATE TAXES: \$40.76.

PROPERTY LOCATION: From El Dorado, East on HWY 54 5 miles to HWY 177, North 9 miles to Ellis Rd., South 1/4 mile to the property.



TERMS: Earnest money is \$10,000 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 September 21, 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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