

154.2+- ACRES BUTLER COUNTY KANSAS LAND
NEAR LEON FOR SALE

AUCTION

www.sundgren.com

Thursday, February 2, 2017 • 6:00 P.M.

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



PROPERTY DESCRIPTION: 154.2+- acres of native Flint Hills pasture with a large 4 acre pond and timber. The property has most recently been utilized for cattle grazing. The 4 acre pond has clear water and excellent structure/vegetation for healthy fish habitat. The heavy timber lined draw leading into and out of the pond offers a traffic way and bedding area for Kansas Whitetail Deer. Spring Turkey and Fall Quail hunting on the property is also excellent. There is an old windmill tower and a set of livestock pens that both still have potential utility. Invest in land and location!

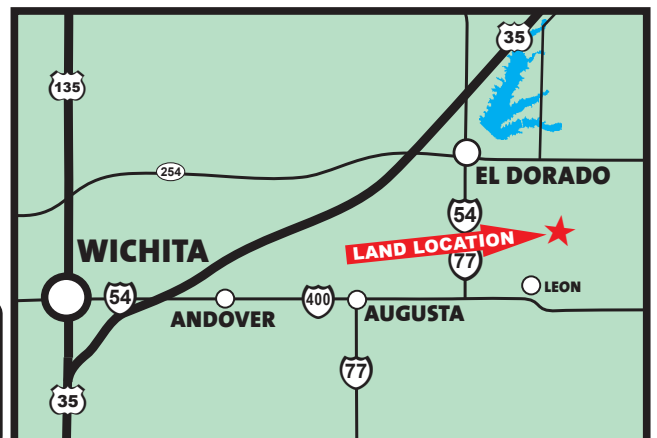
LEGAL DESCRIPTION: 154.2+- acres in the Southwest Quarter of Section 35, Township 26 South, Range 6 East of the 6th P.M., Butler County, KS.

2016 REAL ESTATE TAXES: \$124.44.

LAND LOCATION: From Leon, KS, 3 Miles North on Bluestem Rd to 60th, East 2 Miles.



TERMS: Earnest money will be \$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 March 6, 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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