

80+- ACRES BUTLER COUNTY KANSAS
LAND FOR SALE

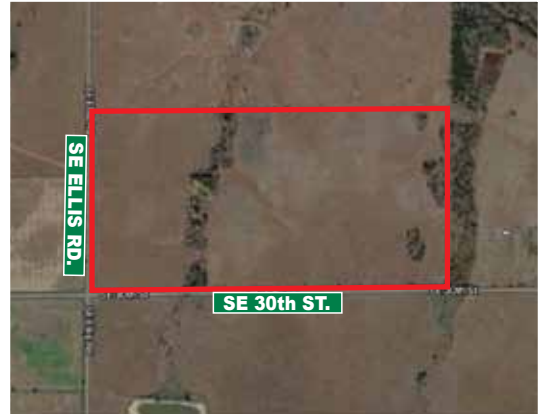
AUCTION

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Wednesday, April 20, 2016 • 6:00 P.M.

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

PARK G. ROWLAND AND CAROL L. ROWLAND, SELLERS



PROPERTY DESCRIPTION: Excellent quality tract of native Flint Hills pasture. The land has most recently been utilized for hay meadow. There is a timber lined draw running through the center of the property. A pond is located in that draw in need of some dam work. The property includes a rural water meter set on the west side of the tract, currently connected to a water hydrant. Great combination of agriculture, recreation, and investment. With gently rolling terrain, this land would make an excellent home building site.

LEGAL DESCRIPTION: The South Half (S/2) of the Southwest Quarter (SW/4) of Section 13, Township 26 South, Range 6 East of the 6th P.M., Butler County, KS.

2015 REAL ESTATE TAXES: \$134.74.

LAND LOCATION: From El Dorado, East on HWY 54 6 Miles to Ellis Rd, South 1 3/4 miles to the property.

TERMS: Earnest money is \$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 May 20, 2016. Full possession will be given following the 2016 hay harvest. 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.



JOE SUNDGREN
BROKER AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR
AND AUCTIONEER
316-322-5391


SUNDGREN
REALTY Inc.

218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER
316-377-0013

PHILLIP SOLORIO
REALTOR
316-323-0218