

68 ACRES & 78 ACRES BUTLER COUNTY, KANSAS
LAND FOR SALE NEAR EL DORADO

AUCTION

www.sundgren.com

Thursday, March 10, 2016 • 6:00 P.M.

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



TRACT 1

PROPERTY DESCRIPTION: 68.7 acres of Butler County Kansas pasture with blacktop frontage, pond, water well, rural water meter, and a metal building with concrete floor. This property has most recently been used for grazing cattle, but would also be great for any livestock or horse grazing.

LEGAL DESCRIPTION: 68.7+- acres in Section 32, Township 26 South, Range 06 East of the 6th PM, Butler County, Kansas. Please contact us for a copy of the exact legal.

2015 REAL ESTATE TAXES: \$82.42.

LAND LOCATION: From El Dorado, 3 miles East on HWY 54, 4 1/2 miles South on Bluestem Rd.



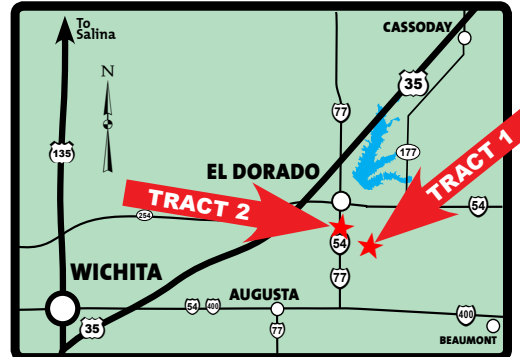
TRACT 2

PROPERTY DESCRIPTION: 78.7 acres of Butler County Kansas pasture with rolling terrain, pond, timber, and a wet weather creek. This property has blacktop frontage with gravel road access. Future uses would include an excellent building site or a great property for livestock or horses.

LEGAL DESCRIPTION: 78.7+- acres in Section 24, Township 26 South, Range 05 East of the 6th PM, Butler County, Kansas. Please contact us for a copy of the exact legal.

2015 REAL ESTATE TAXES: \$121.38.

LAND LOCATION: From El Dorado, South on HWY 77 3 Miles, East 1/8 Mile on 40th.



TERMS: Earnest money is \$15,000 on each tract and due 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 April 12, 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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