

SCENIC FLINT HILLS CABIN & LAKE FOR SALE
BUTLER COUNTY KANSAS

AUCTION

www.sundgren.com

Friday, May 19, 2017 • 2:00 P.M.

AUCTION LOCATION: El Dorado Civic Center

201 E. Central, El Dorado, KS 67042

PROPERTY ADDRESS: 22877 SE Cole Creek Rd., Atlanta, KS 67008

MELANIE L. MARTIN, SELLER

OPEN HOUSE SUNDAY - APRIL 30 - NOON-3:00 PM

OPEN HOUSE MONDAY - MAY 15 - 3:00 PM-7:00 PM



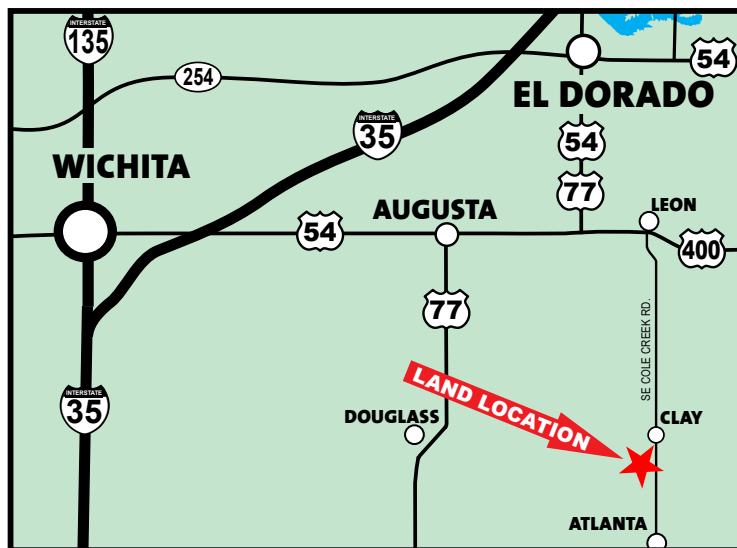
PROPERTY DESCRIPTION: 43.4+- acres of beautiful rolling Flint Hills terrain with a clear water, stocked, 10 acre lake and an A-Frame cabin overlooking this beautiful setting. The cabin has 4 bedrooms, 2 full bathrooms, 3218 square feet of finished living area, with 2475 square feet of that total on the main level. The upstairs consists of a master bedroom, bathroom, and loft bedroom overlooking the main level. The main level offers a huge great room with a wood burning fireplace. Other rooms on the main level include the kitchen, dining area, 2 bedrooms, bathroom, & laundry. Storage is abundant! The basement shop/garage is 56' x 30', perfect for boats, UTV's, and all your outdoor, hunting, fishing, and recreation gear. The cabin is on rural water, septic, and all electric. You won't find a scenic property in the heart of the rolling Kansas Flint Hills like this on the public market! Enjoy excellent quality fishing for Largemouth Bass, Crappie, and Sunfish. Abundant wildlife present frequently includes Kansas Whitetail Deer, Quail, Ducks, Geese, and Turkeys. Cole Creek Rd is blacktop, but you cannot see the lake from the road... just the roof of the cabin! Access is currently through the neighbors pasture via verbal agreement in exchange for cattle grazing rights.

LEGAL DESCRIPTION: 43.4+- acres in Section 28, Township 29 South, Range 06 East of the 6th PM, Butler County, Kansas. Survey and long exact legal available upon request.

2016 REAL ESTATE TAXES: \$4233.50.

PROPERTY LOCATION: From HWY 400 at Leon, South approximately 13 miles on Chelsea Rd (Blacktop, curves and becomes Cole Creek Rd).

TERMS: There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money will be \$35,000 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 June 19, 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. This property is occupied, so please do not view without an appointment.



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