

234+- ACRES BUTLER COUNTY KS LAND,
CABIN, HICKORY CREEK, TILLABLE, PASTURE,
& TIMBER

AUCTION

www.sundgren.com

Wednesday, November 8, 2017 • 6:00 P.M.

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

The Family of Montgomery J. Jessup & The Donna R. Yeargan Living Trust, Sellers

OPEN HOUSE - THURSDAY, OCTOBER 26 - 4:00 to 6:00 P.M.

OPEN HOUSE - TUESDAY, NOVEMBER 7 - 4:00 to 6:00 P.M.

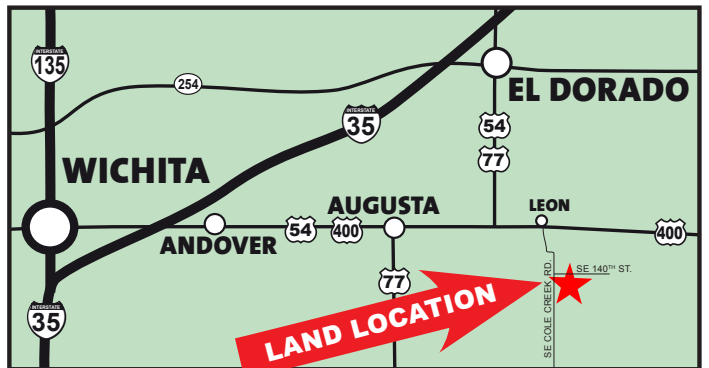
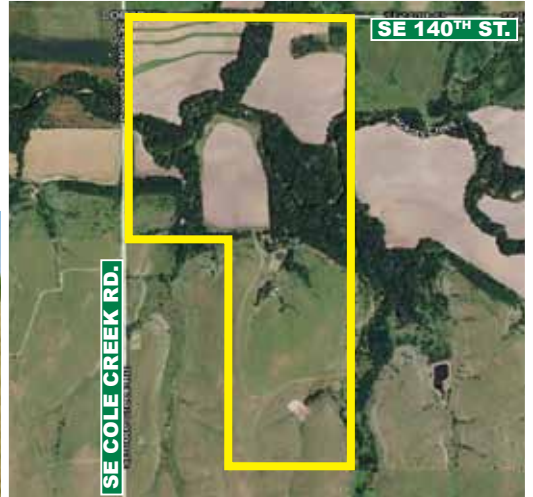


PROPERTY DESCRIPTION: 234+- acres of beautiful rolling Flint Hills land with a combination of Hickory Creek bottom tillable, rolling native Bluestem pasture, and heavy hardwood timber. There is also over 3/4 mile of Hickory Creek meandering through the property. In addition to Hickory Creek, there is also another spring fed creek and 3 ponds on the property. All of those features plus blacktop frontage! Approximately 78 acres are tillable, 86 acres pasture, and the balance timber and improvements. A solar powered well in the pasture provides additional water for livestock year round.

LEGAL DESCRIPTION: The Northwest Quarter and the East Half of the Southwest Quarter Section 15, Township 28 South, Range 06 East of the 6th PM, Butler County Kansas less ROW.

2016 REAL ESTATE TAXES: \$2943.40.

LAND LOCATION: From Leon Kansas, 4 Miles South on Chelsea (curves into Cole Creek).



TERMS: Earnest money is \$50,000 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 December 8, 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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