

39.9+ ACRES HIGH QUALITY TILLABLE,  
NORTHWEST BUTLER COUNTY, KS

# AUCTION

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**Thursday, November 3, 2016 • 6:00 P.M.**

**AUCTION LOCATION: Whitewater Senior Center, 108 E. Topeka, Whitewater, KS**

**LAND LOCATION:** From Elbing, KS (East of Newton), East on 150th St 1½ Miles to Meadowlark Rd., North 2 Miles to 170th St, East 2¼ Miles to the property. Commonly known as 11647 NW 170th St., Newton, KS 67114.

**JUDY MARIE REGIER, SELLER**

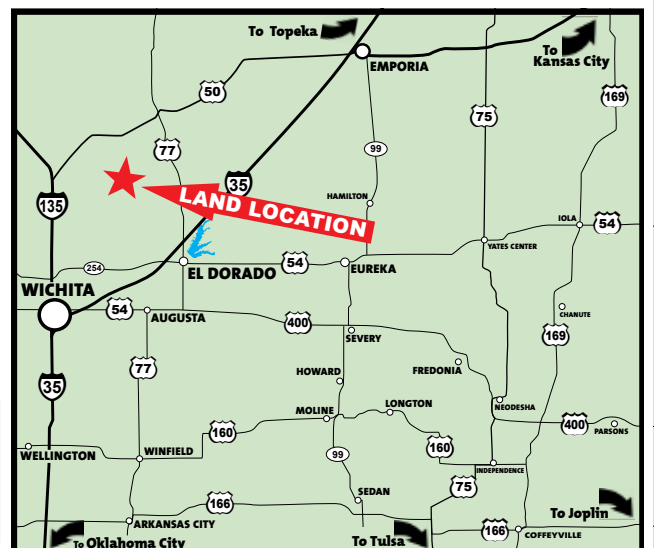


**PROPERTY DESCRIPTION:** 39.9 acres of tillable land planted to corn in 2016. Soils are 100% Irwin Silty Clay Loam, 1 to 3 percent slope. If you are a young growing farmer or looking to add to your existing farm operation, this tract offers excellent quality and location. Looking to invest in land as a non-farmer? Consider this tract of land in a highly successful farming community for your portfolio. There was an active water well along the south boundary of the property that previously may of been utilized to water cattle. High quality tillable land rarely becomes available on the public market in Northwest Butler County, so take advantage of this opportunity. You can view FSA information here: FSA Map & FSA Records.

**LEGAL DESCRIPTION:** Beginning at the Southeast Corner of the Southwest Quarter of Section 1, Township 23 South, Range 3 East of the 6th P.M., Butler County, Kansas, thence on an assumed bearing of N89°41'W, along the South line of said Southwest Quarter, a distance of 1319.47 feet to a point which is 1319.77 feet East of the Southwest Corner of said Section 1; thence N00°00'20"E, a distance of 1320.58 feet; thence S89°39'18"E, a distance of 1311.52 feet to a point on the East line of said Southwest Quarter; thence S00°20'23"E, a distance of 1320 feet to the point of beginning.

**2015 REAL ESTATE TAXES:** \$382.68.

**TERMS:** Earnest money is \$15,000 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 5, 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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