

160 ACRES ROSE HILL KANSAS, 3 TRACTS
HOMESTEAD, PONDS, TILLABLE FARM GROUND,
PASTURE

AUCTION

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Tuesday, October 12, 2021 • 6:00 P.M.

AUCTION LOCATION: Community Room, American State Bank
101 S. Rose Hill Rd., Rose Hill, KS

PROPERTY ADDRESS: 563 Rosewood St., Rose Hill, KS 67133

OPEN HOUSE: Tuesday, September 28 — 4:00 to 6:00 PM

OPEN HOUSE: Monday, October 11 — 4:00 to 6:00 PM



TRACT A: 39.37 acres of premium land located just east of Rose Hill in Butler County, Kansas. This property has blacktop frontage, 2 ponds, a water well, pasture, trees, and public utilities available. Great opportunity to have your own fishing ponds or a place to keep horses and livestock...as well as a tremendous future home building site with two access points, Rosewood St and Waitt St!

TRACT B: 40.42 acres with an extremely secluded feel, yet with blacktop street access. Tract B is a nice combination of tillable farm ground, pasture, trees, and a wet weather draw. The approximately 20 acres of tillable are currently planted to soybeans, and the current farmer plans to plant wheat following the soybean harvest this Fall. This location is so unique, sitting right on the edge of town with access from a dead end city street allowing you the opportunity to own land without any drive by traffic! The hunting is excellent for Kansas Whitetail Deer, Turkey, and Quail.

TRACT C: 80.58 acres with a homestead, buildings, tillable, timber, and blacktop frontage. This property includes a rural water meter, electric, and a water well. The improvements consist of a 1953 built, 1200 square foot, 2 bedroom 1 bath home. You will absolutely love the 80' sunset building with a 56' x 20' lean-to and a 24' x 20' tool shed. It's a pretty picture looking out the south end of the building at a healthy soybean crop, making a scenic view for a potential venue or party. There are approximately 57 acres of tillable with the balance being hedge rows and timber. If you want agriculture, wildlife, and a homestead to renovate or location to build new, this property has it all!

TERMS: Earnest money is \$20,000 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 November 15, 2021. 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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