

355+- ACRES BUTLER & COWLEY COUNTY KANSAS CATTLE
GRAZING FLINT HILLS PASTURE FOR SALE

AUCTION

www.sundgren.com

Saturday, October 29, 2016 • 11:00 A.M.

AUCTION LOCATION: El Dorado Civic Center

201 E. Central, El Dorado Ks 67042

MHW ENTERPRISES INC., SELLER

TRACT 1

PROPERTY DESCRIPTION: 275.6 acres of excellent quality Kansas Flint Hills land. This tract includes a combination of approximately 180 acres of native Flint Hills bluestem pasture with 2 large ponds, and approximately 95 acres of Brome tame grass. This tract is cross fenced into 2 native pasture grazing units, each with one of the large ponds. The Brome has been utilized for cool season grazing by the current owner, but could be used for hay. The fences are excellent. Access is good just 1 mile from blacktop.

LEGAL DESCRIPTION: LTS 1, 2, 3, 4 & The Southeast Quarter of the Northwest Quarter & South Half of the Northeast Quarter LESS ROW Section 01, Township 29 South, Range 07 East of the 6th PM, Butler County, Kansas.

LAND LOCATION: From Latham, Kansas 2 Miles North on Stoney Creek Rd to 180th, 1 Mile East to the property.

2015 REAL ESTATE TAXES: \$407.70.

EARNEST MONEY: \$25,000.



TRACT 2

PROPERTY DESCRIPTION: 80+- acres of pasture cross fenced evenly into two units, perfect for rotational grazing. Each grazing unit has a pond. Access is great with blacktop on the East and gravel road all along the South. Fences are good. Utilities are available for future building possibilities. Add to your current Ag operation or get started with a clean manageable tract of pasture.

LEGAL DESCRIPTION: The South Half of the Southeast Quarter Section 4, Township 30 South, Range 06 East of the 6th PM, Cowley County, KS.

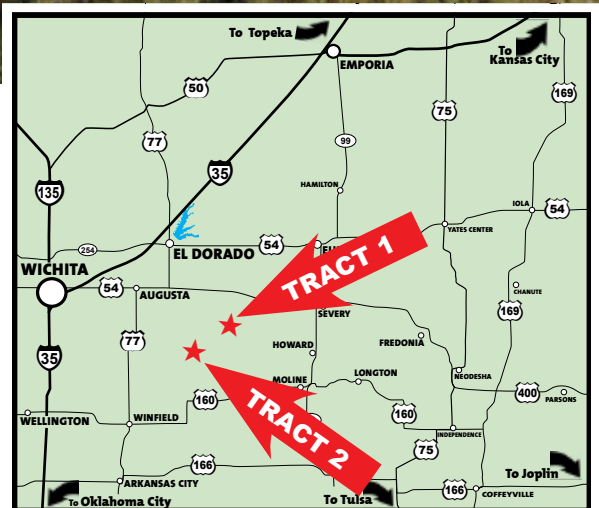
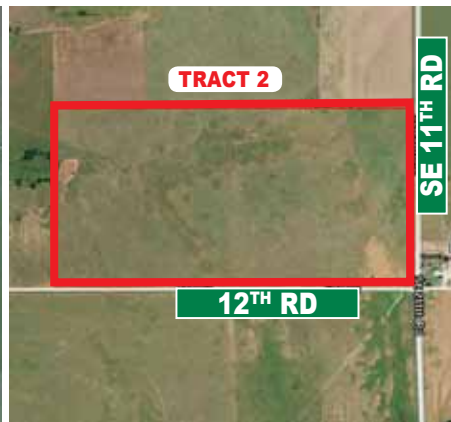
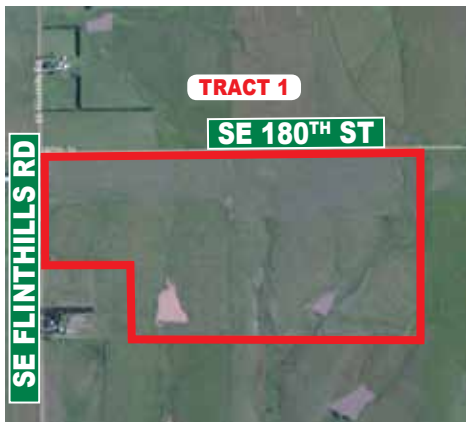
LAND LOCATION: From Atlanta, KS North on 211th Road 1½ Miles.

2015 REAL ESTATE TAXES: \$126.44.

EARNEST MONEY: \$10,000.



TERMS: Earnest money is specified above 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 30, 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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