

425+- ACRES PREMIUM BUTLER CO KANSAS  
TILLABLE, RIVER, CREEK, & TIMBER

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Friday, October 4, 2019 • 2:00 P.M.**

**AUCTION LOCATION: El Dorado Civic Center**

201 E. Central Ave., El Dorado, KS 67042

**CRISS INVESTMENTS INC. FARM LIQUIDATION AUCTION**



**PROPERTY DESCRIPTION:** 425+- acres of premium quality Butler County, Kansas land behind the El Dorado Lake. This farm consists of approximately 320 acres of tillable currently planted to Soybeans and Corn, 92% of which is Verdigris Silt Loam Soils. Very productive and very desirable. The balance of the property consists of the Walnut River, Bird Creek, Bemis Creek, and timber. Beautiful old mature Oak, Walnut, Sycamore, and many other varieties line the river and creeks offering an abundance of recreation opportunities. Kansas Whitetail Deer, Turkeys, Geese, and Ducks all frequent this farm. The fishing is unmatched on a privately owned property with Flathead Catfish, Walleye, White Bass, Blue Catfish, Channel Catfish...and of course normal freshwater fish such as Bass, Crappie, and Bluegill. Improvements include a 32' x 30' barn for storage and a grain bin. There is a water meter active with the City of El Dorado, and the electric is active with Westar. Invest in the Best! Invest In Land!

**LEGAL DESCRIPTION:**

Long legal, please contact Sundgren Realty.

**2018 REAL ESTATE TAXES:**

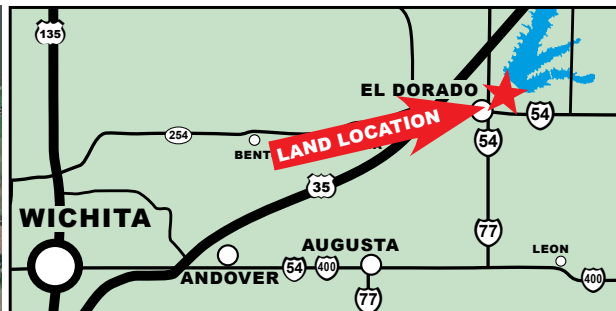
\$6359.62.

**LAND LOCATION:**

Below the El Dorado Lake dam.



**TERMS:** \$250,000 earnest money will be 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 5, 2019. 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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