

1,038+- ACRES BUTLER COUNTY KANSAS PASTURE LAND
BETWEEN EL DORADO AND AUGUSTA

AUCTION

www.sundgren.com

Friday, February 5, 2021 • 2:00 P.M.

AUCTION LOCATION: El Dorado Civic Center, 201 E. Central, El Dorado, KS
BETTY J. CRISS LIVING TRUST, SELLER



PROPERTY DESCRIPTION:

1,038+- acres of native Flint Hills pasture located between El Dorado and Augusta in Butler County, Kansas. Blacktop road runs for 2 miles along the north side of this property, offering great access and potential future building site options. There are 8

ponds on the property and several seasonal draws offering water for livestock. Don't overlook the quality hunting on this property, with Kansas Whitetail Deer, Quail, and Turkeys common on the property. This land is selling surface rights only, the Seller does not own the oil production.

LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 5 and 6; the South Half of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the Southwest Quarter; all in Section 29, Township 26 South, Range 5 East of the 6th P.M.; AND Lots 1, 2, 3, 4, 5, 6 and 7; the Southeast Quarter of the Northwest Quarter; the South Half of the Northeast Quarter; Lots 8 and 9; the East Half of the Southwest Quarter and the Southeast Quarter; all in Section 30, Township 26 South, Range 5 East of the 6th P.M.; and all in Butler County, Kansas. Subject to public road. Surface Rights Only.

2020 REAL ESTATE TAXES: \$3346.84. **POSSESSION:** April 15, 2021



TERMS: Earnest money in the amount of \$100,000 shall 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 March 12, 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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