

HOUSE & 80 ACRES W/ SHOP, HAY BARN, WATERSHED LAKE AND  
TILLABLE FARM GROUND BUTLER COUNTY KANSAS  
DOUGLASS LAND FOR SALE

# AUCTION

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

**Auction Closes October 15, 2021 at 4:00 P.M.**

## ONLINE ONLY AUCTION

Bidding will begin on October 5 • Download the Sundgren Realty app today!



**OPEN HOUSE: SUNDAY, SEPTEMBER 26 1-3 PM**

**OPEN HOUSE: TUESDAY, OCTOBER 5 4-6 PM**

**OPEN HOUSE: THURSDAY, OCTOBER 14 4-6 PM**

### PROPERTY ADDRESS:

3969 SW 180th St. Douglass, KS 67039

### PROPERTY DESCRIPTION:

Beautiful home on 80+- acres located southeast of Augusta in Butler County, Kansas. Land features include approximately 27 acres of tillable ground, fenced pasture area for livestock or horses, and smaller pens. A 75' x 50' shop building offers excellent storage and an office. The 84 x 54 building is the perfect place to store equipment and hay. Trees and habitat in the southern portion of the property offer habitat and cover around the large watershed lake. Approximately 9 acres of water is a part of this property, offering the opportunity for fishing, swimming, and boating! This large 3040 square foot sprawling home has many great classic features including a St. Charles kitchen, 2 fireplace inserts, vaulted ceilings in the living room, and a wet bar. The master bedroom on the main level has a large California closet. Other features include a large oversized finished 2 car attached garage and a Generac backup generator.



### PROPERTY LOCATION:

From HWY 54 in Augusta, south on HWY 77 7 miles to 170th, east 3 1/2 miles to SW Purity Springs Rd, south 1 mile to the property.

### LEGAL DESCRIPTION:

W/2 NW/4 Section 5, Township 29 South,

Range 5 East of the 6th PM, Butler County, Kansas.

**TERMS:** Bidding will close at 4:00 PM on Friday October 15, 2021 or once no additional bids have been placed for 2 minutes. There will be a 10% buyers premium added to the high bid to determine the contract price. The successful high bidder shall be required to sign the real estate purchase contract at [www.sundgren.com](http://www.sundgren.com) and be purchasing the property subject to the preliminary title search report also at [www.sundgren.com](http://www.sundgren.com). Non refundable earnest money is \$35,000 due within 24 hours after the conclusion of the auction via check delivered to 218 E Central Ave, El Dorado Kansas unless other arrangements have been made by Buyer prior to bidding. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before November 30, 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, inspections, or appraisal. 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.



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