

House & 9.5 Acres + Adjoining 65.3 Acres Between
Rose Hill & Augusta, Butler County, Kansas

AUCTION

www.sundgren.com

Auction Closes October 28, 2021 at 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on October 18 • Download the Sundgren Realty app today!



OPEN HOUSE: SUNDAY, OCTOBER 17 1-3 PM
OPEN HOUSE: WEDNESDAY, OCTOBER 27 4-6 PM



TRACT 1: CAROLYN BEAR IRREVOCABLE TRUST, SELLER

PROPERTY ADDRESS:
15766 SW Tawakoni Rd, Rose Hill, Ks 67133

PROPERTY DESCRIPTION: Well built 3 bedroom 2 bath ranch style home offering 2"x6" stud walls and 2"x12" floor joists on 9.5 acres between Rose Hill and Augusta. The house was built in 1996 with 1572 square feet of finished living area. There is a tree row along the north boundary, a 24' x 24' detached garage with a lean-to, an additional storage building, storm shelter, and the majority of the acreage is native Flint Hills rangeland currently being used as hay. Really unique opportunity to buy a quality property in rural Butler County, Kansas

LEGAL DESCRIPTION: The north 826.46' and west 528' of the S/2 SW/4 Section 24, Township 28 South, Range 3 East of the 6th PM Butler County, Kansas.

2020 REAL ESTATE TAXES: \$2491.20 **EARNEST MONEY:** \$10,000



TRACT 2: BEAR FAMILY TRUST, SELLER

PROPERTY DESCRIPTION: 65.3 acres consisting of approximately 52 acres of tillable with the balance in native bluestem pasture used as hay meadow. There are trees around a portion of the perimeter of the property, plus some interior timber and brushy waterways offering good habitat for wildlife. Just 1/2 mile off blacktop Santa Fe Lake Rd!

LEGAL DESCRIPTION: S/2 SW/4 EXCEPT North 826.46 West 528' & EXCEPT South 500' West 436' less ROW Section 24, Township 28 South, Range 3 East of the 6th PM, Butler County Kansas.

2020 REAL ESTATE TAXES: \$810.62

EARNEST MONEY: \$25,000

LAND LOCATION: From HWY 400 (Kellogg), south 6 miles on Santa Fe Lake Rd to SW 160th St, west 1/2 mile to the property.



TERMS: Bidding will close at 4:00 PM on Thursday October 28, 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 linked at sundgren.com and be purchasing the property subject to the preliminary title search report also linked at sundgren.com. Non refundable earnest money is specified above for each tract 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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