

34.9 ACRES WESTERN BUTLER COUNTY KANSAS  
BETWEEN ANDOVER & BENTON

# AUCTION

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**Wednesday, October 14, 2020 • 6:00 P.M.**

**AUCTION LOCATION: Benton Community Bldg., 150 S. Main, Benton, KS**



**PROPERTY DESCRIPTION:** 34.9 acres of high quality land between Andover KS and Benton KS. What a unique opportunity to purchase land for investment, single residence building site, or small development! Currently used for agriculture, this year there is about 28.7 acres planted to Soybeans and the remaining 6.2 acres in pasture. The property is zone RE which allows home to be built on between 5 & 40 acres. In addition to agriculture income and potential future development, this property offers excellent hunting opportunities for Kansas Whitetail Deer as evidenced by the pictures, as well as Quail, Turkey, and Geese. Take a close look at this opportunity to Invest In Land!



**LAND LOCATION:** From 70th (21st St), North on Prairie Creek Rd 2½ Miles OR from Andover North on Butler Rd (Andover Rd) 2 miles to 50th, East 1 Mile to Prairie Creek Rd, North ½ Mile to the property.

**LEGAL DESCRIPTION:** The SE/4 NE/4 EXCEPT the North 330' and the East 660', less ROW, Section 29, Township 26 South, Range 3 East of the 6th PM, Butler County, Kansas.

**2019 REAL ESTATE TAXES:** \$330.16.



**TERMS:** There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money is \$10,000 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 16, 2020. 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. All announcements made the day of the auction take precedence over any other announcements or printed material.

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