

EL DORADO INVESTMENT
CORNER OF COUNTRY CLUB AND 12TH

AUCTION

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Friday, September 18, 2015 • 11:00 A.M.

AUCTION LOCATION: On Site - Corner of Country Club and 12th, El Dorado
COUTTS MEMORIAL MUSEUM OF ART, INC., SELLER

HIGHLIGHTS:

2.6+- ACRES OF PRIME EL DORADO, KANSAS REAL ESTATE LOCATED AT THE CORNER OF COUNTRY CLUB RD. AND E. 12TH AVE. THE NORTH AND EAST BOUNDARY OF THE PROPERTY IS BORDERED BY A 5 1/2' WALL, PROVIDING EXCELLENT PRIVACY.



TERMS: Earnest money is \$15,000 down 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 October 19, 2015. 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.



PROPERTY DESCRIPTION: 2.6+- acres of prime El Dorado, Kansas real estate located at the corner of Country Club Rd. and E. 12th Ave. The surrounding area consists of existing single family residences, new construction, low maintenance housing, and multi family. Daily traffic and El Dorado Lake traffic create a high amount of visibility for this location. The north and east boundary of the property is bordered by a 5 1/2' wall, providing excellent privacy. A sidewalk runs along the entire south side of the property. You won't want to miss this rare investment opportunity!

LAND LOCATION: Corner of Country Club and E. 12th, El Dorado Kansas.

AREA AMENITIES: There is immediate access to The City of El Dorado's Bike Path that offers a 6.3 mile concrete path that begins at East Park in downtown El Dorado and ends in the Walnut River camping area just below the El Dorado Lake dam. El Dorado State Park is just minutes from the property, which is currently home to six hiking trails, one bike trail, and one equestrian trail. Each trail offers its own scenic views, and the trails provide varying levels of difficulty, offering something for casual hikers and bikers to those seeking a more challenging experience. Most of the trails are open year round, to showcase what each of the different seasons has to offer. There is also a newly expanded ADA Trail, along with a path beside the trout stream—including several wheelchair accessible piers—for those who are wheelchair bound. EL Dorado Lake offer fishing, hunting, camping, and recreation.

LEGAL DESCRIPTION: Beginning at the Southwest corner of the Northwest Quarter of Section 36, Township 25 South, Range 5 East of the 6th P.M., Butler County, Kansas, thence North 88°47'43" East on the South line of the NW/4 a distance of 480.00 feet, thence North 0°51'50" West parallel to the West line of said NW/4 a distance of 163.00 feet, thence North 46°02'17" West a distance of 228.44 feet; thence South 88°47'43" West parallel to said South line 318.00 feet to said West line, thence South 0°51'50" East a distance of 325.00 feet to the point of beginning.

REAL ESTATE TAXES: Currently tax exempt. Buyer will be responsible for any 2015 and subsequent years taxes.



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