

Butler Co, KS Land

AUCTION

Tuesday September 17, 2019 — — — 6:00 PM

Auction Location: Butler Community College Student Union Grizzly Den—715 E 13th, Andover, KS

Land Location: From Hwy 400 & Andover Rd, south 3 miles to SW 130th St, East ½ mile to property

Productive Cropground • Beautiful Homesite • Rural Development Land • Water & Utilities Available

Country Living with Convenience of the City!



80+/- acres beautiful homesite or rural development land. Located just off of Andover Road on SW 130th Street, 3 miles south of Hwy 400 and adjacent to Flint Hills National Golf Club. The property features black-top frontage with privacy provided by mature hedge rows on two sides, both of which are Andover City Limits. Currently used as crop ground, the land could easily be converted into a beautiful building site(s). Water and utilities are available. Located in Andover School District.

LOCATION alone makes this a RARE OPPORTUNITY for a PRIME INVESTMENT.



Terms: The successful bidder will be required to sign a purchase contract and deposit 10% of purchase price as earnest money at the conclusion of the auction. Balance of purchase price will be due upon title approval and closing. Closing date will be on or before October 17, 2019. Title Insurance and Closing Fee will be divided evenly between Seller and Buyer. Property is not selling subject to financing or appraised value. Buyer should rely on their own information, judgment, and inspection of the property and public records. Property is selling subject to easements, rights-of-way, roadways, and restrictions of record, if any. Announcements day of auction shall take precedence over any printed material or prior information. Subject to Seller Confirmation.

David Sundgren
Broker - Auctioneer
316.322.5555



Kellie Nesmith
Realtor
808.295.0214

www.SunGroupRealEstate.com



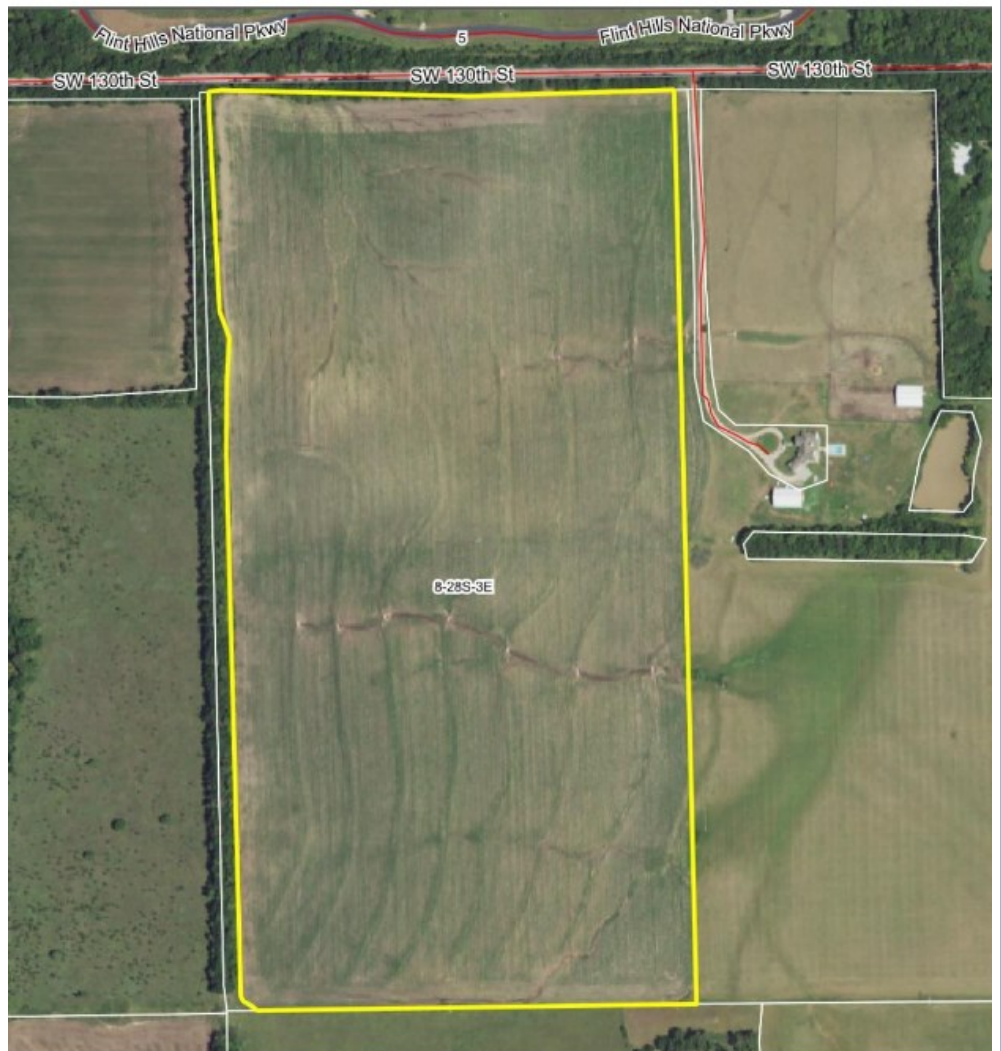
Legal Description: The West Half of the North-east Quarter of Section 8, Township 28 South, Range 3 East of the 6th P.M., Butler County, KS
2018 Taxes: \$717.28

Paved Frontage

Prime Location

Water & Utilities Available

Andover School District



MINERAL RIGHTS:

Believed Intact and transfer with property.
 No Current Production

Your Farm & Ranch Group

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Sean Schwartz Kellie Nesmith David Sundgren



David Sundgren Broker

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