

# LAND AUCTION

## BUTLER COUNTY, KS



Tuesday October 29, 2024 — — — 2:00 PM

**Auction Location: The Venue at Triple B | 977 SE Bluestem Rd, El Dorado, KS**  
**Seller: Lewis R. Simmons Trust**

**TRACT 1: 296+/- ACRES** 00 SE Munson Hill Rd, Leon, KS 67074

The West Half of Section 17, Township 27S, Range 7E, Butler County, KS. EXC: Part of the Northwest Quarter of the Northwest Quarter, AND EXC: Part of the Southwest Quarter of the Northwest Quarter, AND EXC: Part of the Southeast Quarter of the Southwest Quarter.  
**296+ acres of Little Walnut River bottom land. Hardwood Timber, Beautiful Bluestem Pastures, Productive Crop Ground, Stock Ponds. Wildlife Mecca!**

2023 Taxes: \$2556.16

**TRACT 2: 96+/- acres** 00 SE 90<sup>th</sup> St, Leon, KS 67074

The East Half of the Northwest Quarter of Section 20, Township 27S, Range 7E; ALSO: Part of the Southeast Quarter of the Southwest Quarter of Section 17 (9.66 acres); AND ALSO: Part of the Southwest Quarter of the Southeast Quarter of Section 17 (6.83 acres)

**96+ acres of Productive Bluestem Pasture, Nice stock pond, Hilly and Flat terrain, Several tree groves for wildlife cover. Very diverse uses for wildlife and cattle.**

2023 Taxes: \$282.34

**TRACT 3: 160+/- acres** 00 SE 80<sup>th</sup> St, Leon, KS 67074

The Northwest Quarter of Section 16, Township 27S, Range 7E, Butler County, KS.

**160+ acres of Bluestem Pasture with 5+ acre Watershed Lake and 30-35 acres of Hardwood Timber. Hilly terrain and good fences. This is a beautiful property for enjoying the Great Outdoors with Excellent hunting and fishing!**

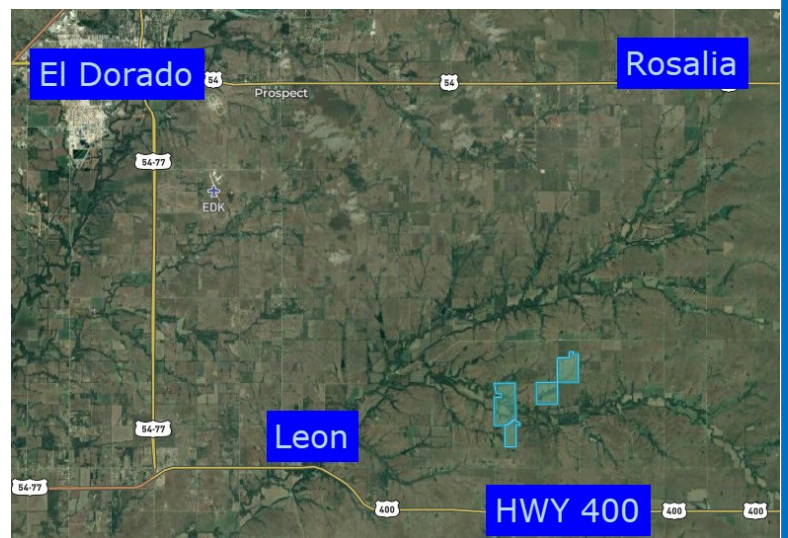
2023 Taxes: \$804.02

**TRACT 4: 198 +/- acres** 00 SE Satchell Creek Rd, Leon, KS 67074

Part of the Northeast Quarter of Section 9, Township 27S, Range 7E (38.52 acres); AND The Southeast Quarter of Section 9, Township 27S, Range 7E (159.5 acres)

**198+ acres of Bluestem Pasture with 3 stock ponds and a productive Natural Spring. This is an excellent Cattle Pasture!**

2023 Taxes: \$914.33



Download the SunGroup App to Bid Online or visit  
[SunGroupRealEstate.bidwrangler.com](http://SunGroupRealEstate.bidwrangler.com)

**Terms** Bidding will be by the acre. The successful bidder will be required to sign a purchase contract and deposit 10% of the purchase price as earnest money at the conclusion of the auction. Balance of purchase price will be due upon title approval and closing. Closing will be on or before December 1, 2024. Title Insurance and Closing Fee will be divided evenly between Seller & Buyer. Property is not selling subject to financing or appraised value. Buyer should rely on their own information, judgement, and inspection of the property & public records. Property is selling subject to easements, rights-of-way, roadways, & restrictions of record, if any. Announcements day of auction shall take precedence over any printed material or prior information. Selling Subject to Seller Confirmation.

David Sundgren, Broker, Auctioneer 316.322.5555

Kellie Nesmith, Realtor 808.295.0214

Keith Beaumont, Realtor, Auctioneer 316.680.5131



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