

Rare 6.8-Acre Build Site near Andover  
0000 SW Tawakoni Rd  
Augusta, KS 67010

**\$99,999**  
6.800± Acres  
Butler County



**Rare 6.8-Acre Build Site near Andover  
Augusta, KS / Butler County**

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**SUMMARY**

**Address**

0000 SW Tawakoni Rd

**City, State Zip**

Augusta, KS 67010

**County**

Butler County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

37.687638 / -97.060846

**Acreage**

6.800

**Price**

\$99,999

**Property Website**

<https://l2realtyinc.com/property/rare-6-8-acre-build-site-near-andover-butler-kansas/77332/>





## Rare 6.8-Acre Build Site near Andover Augusta, KS / Butler County

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### PROPERTY DESCRIPTION

**\*ONLINE-ONLY AUCTION\***

**PROPERTY:** 6.8 +/- Acres in Butler County, Kansas near Andover

**AUCTION DATE:** April 2<sup>nd</sup>, 2025 at 6 PM Central

"Hard to find" is an understatement! Could you ask for a better location? This 6.8-acre parcel is perfect for building your rural home just minutes from the amenities of the city. This online-only auction will give everyone an opportunity to purchase this rare and highly desired property! Go to the "L2 Realty Auctions" app or <https://l2realtyinc.bidwrangler.com/ui> for more details and how to register.

**Access:** Just a half mile north of HWY 54 with blacktop frontage on Tawakoni Road, access to nearby amenities is a short drive. There is also road frontage on gravel 95<sup>th</sup> Street too. A short 7-minute drive places you right at the intersection of Andover Road and HWY 54! For those commuting to Wichita, you're only 20 minutes from downtown.

**Scenery:** The land has tree rows on the west and south sides, a wooded area on the south half, and a manicured section on the north and east portions. The surrounding properties have many trees giving the feeling of privacy even with several houses in the area.

**Utilities:** Electricity is running along Tawakoni and rural water is available at the road. A private well could be dug to provide additional water for your homestead. This property is in Butler RWD 5.

**What's Nearby:** Redbud Trail, a 6-mile public walking and bike trail, has an access point less than 60 yards from the southwest corner of this property. Santa Fe Lake is just 1.5 miles north giving you additional opportunities for fishing, hiking, biking, disc golf, and other recreation!

Don't miss out on a great opportunity to capture this elusive build site between Andover and Augusta! Interested in this property? Please call or email the listing agent, Tyler Gentry, at [\(316\) 641-3173](tel:3166413173) or [tgentry@l2realtyinc.com](mailto:tgentry@l2realtyinc.com) to set up your showing. Create your land legacy!

- 6.8 +/- Total Acres
- Electricity Available
- Rural Water Available
- Short drive to Wichita
- 7 minutes to Andover, KS
- 8 minutes to Augusta, KS
- 20 minutes to Downtown Wichita, KS

**TERMS:** Online bidding will open at 10 AM on March 30<sup>th</sup>, 2025 and will end at 6 PM on April 2<sup>nd</sup>, 2025 or once no additional bids have been placed for 3 minutes. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to stay updated and place bids. Bidding will be conducted online-only. There will be a 10% buyers premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between seller and buyer. The property is selling subject to a reserve. Bids submitted shall be "firm bids"



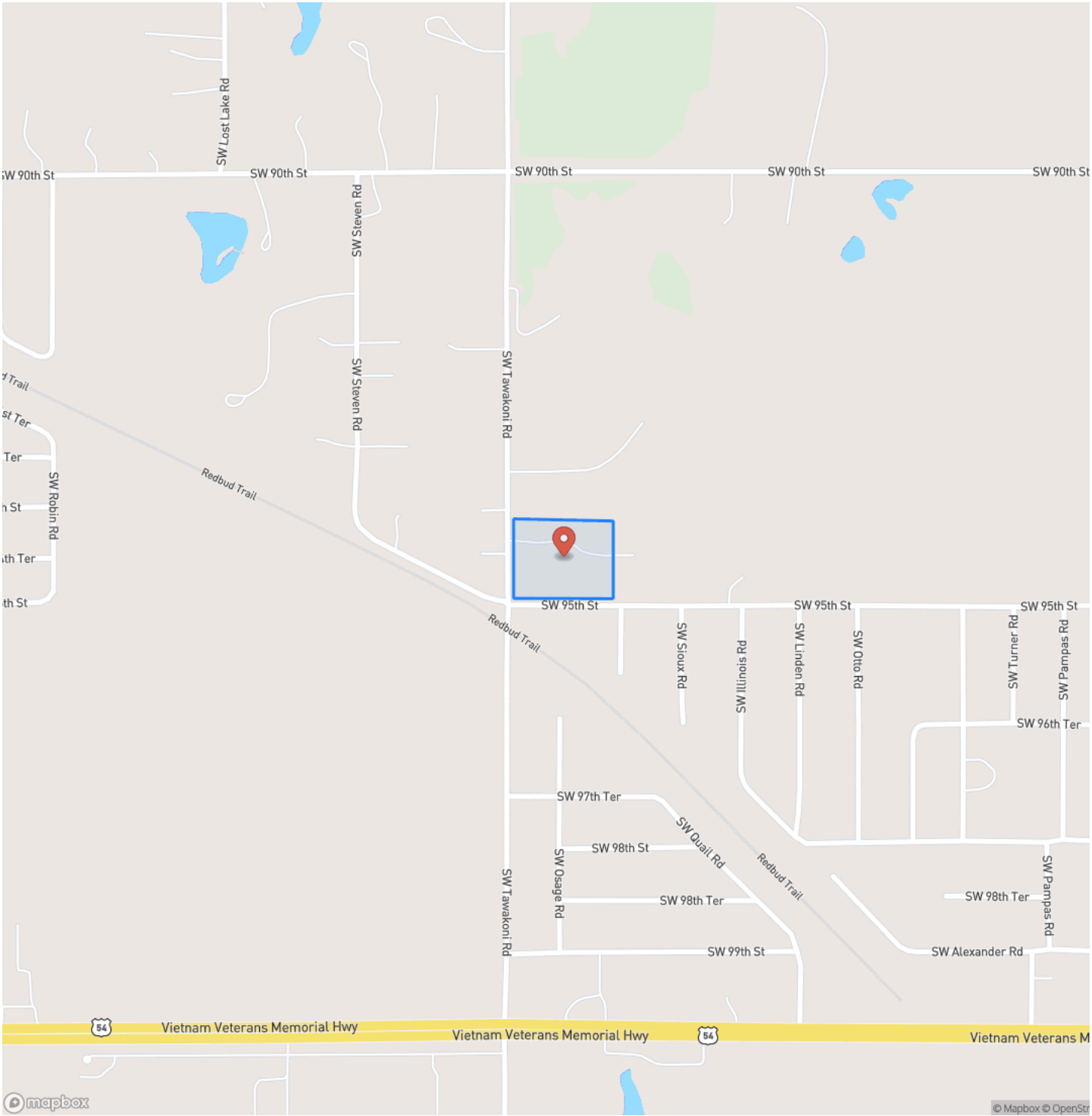
available for sellers acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding. Bids will be submitted for the entire value of the property, not by the acre. Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to Security 1st Title within five 5 days of notification and acceptance. Remaining balance due at the time of closing. Closing of the sale bid purchase will be conducted on or before 05/02/2025 at where time seller shall deliver possession. Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included. Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only. Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties. All terms announced the day of the auction take precedence over any other advertising.



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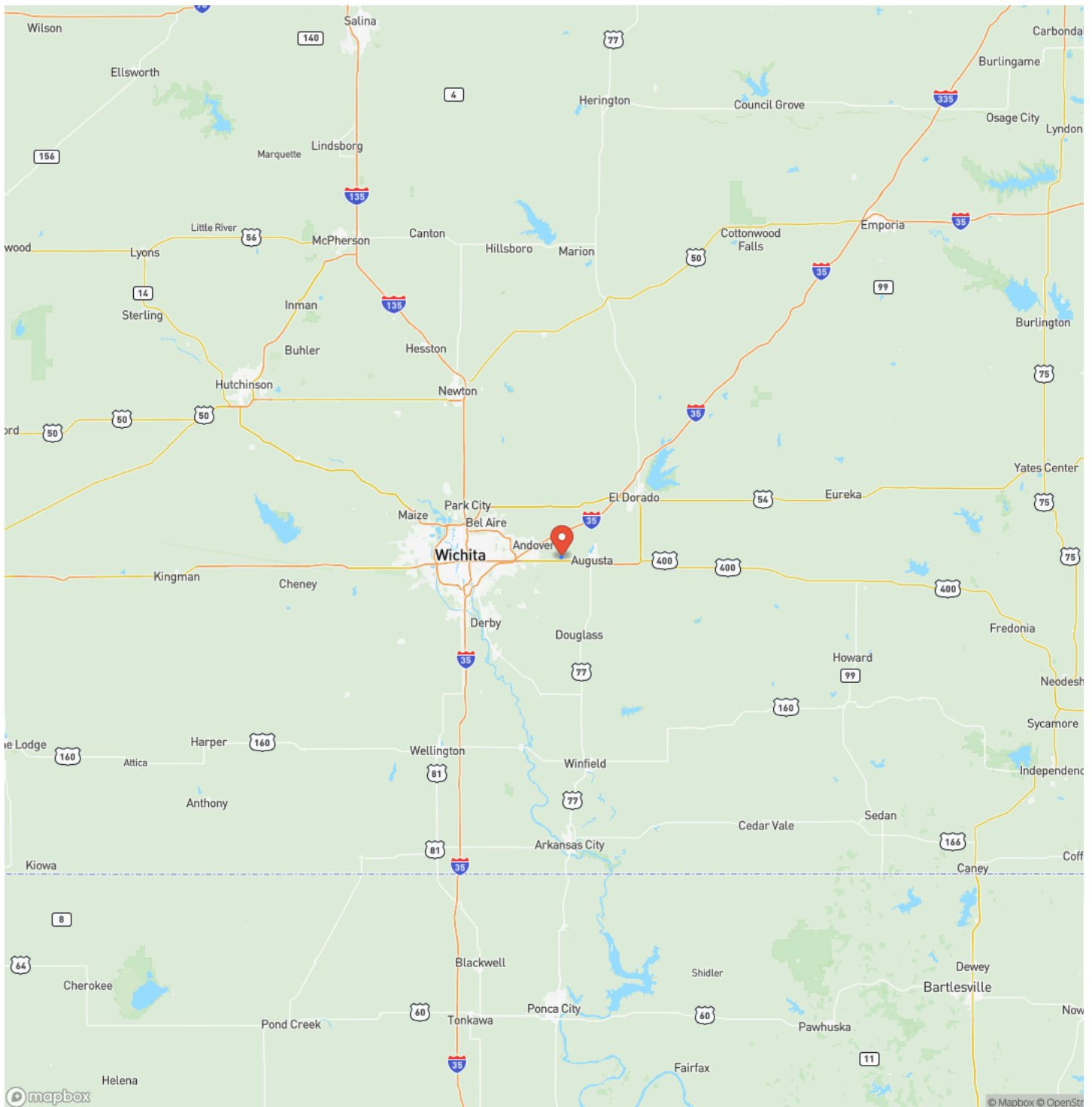


# Locator Map



**Rare 6.8-Acre Build Site near Andover  
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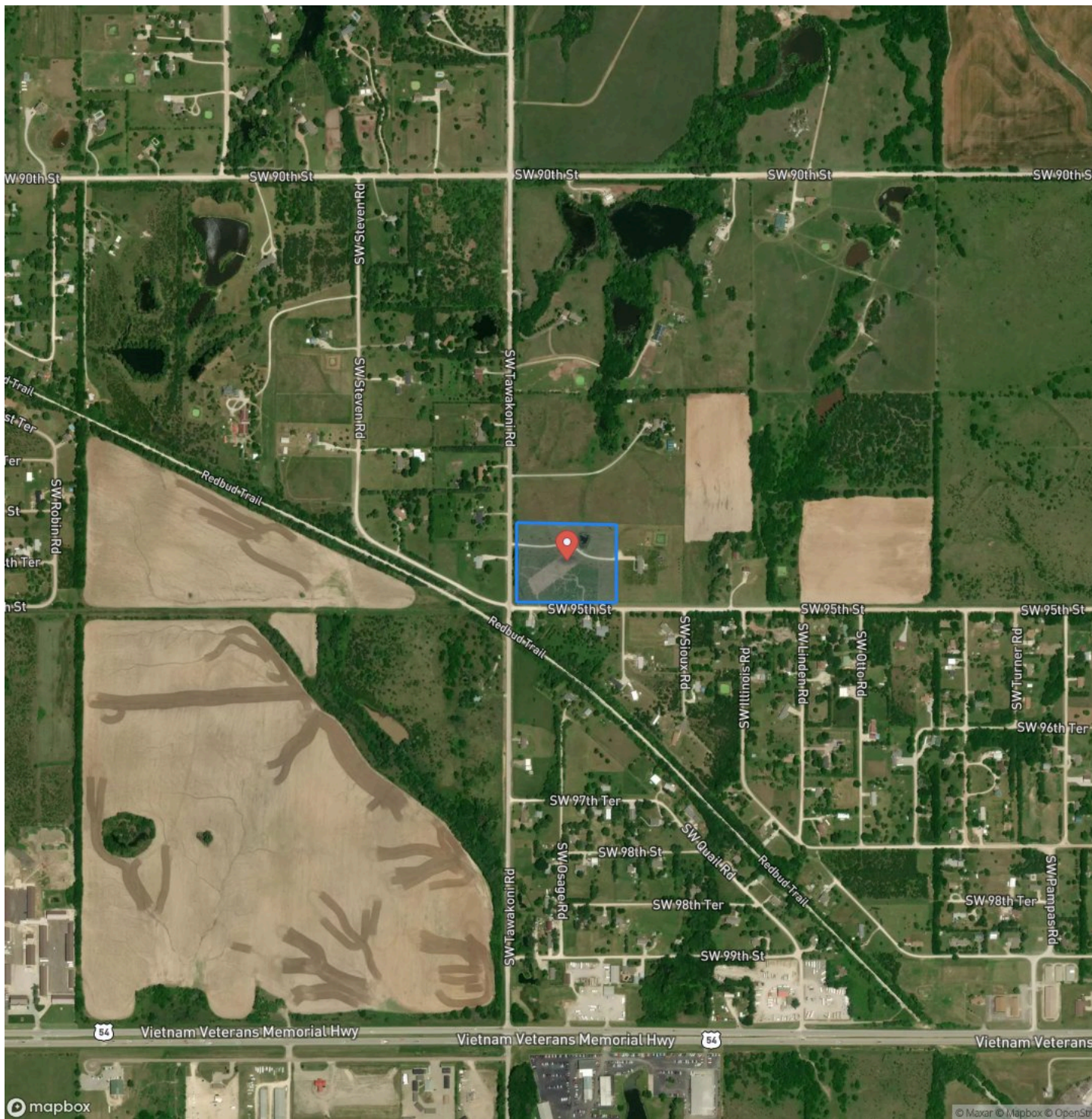
## Locator Map





## Rare 6.8-Acre Build Site near Andover Augusta, KS / Butler County

## Satellite Map



**MORE INFO ONLINE:**

**L2realtyinc.com**



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tyler Gentry

## Mobile

(316) 641-3173

## Email

tgentry@l2realtyinc.com

**Address**

## City / State / Zip

Valley Center, KS 67147

## NOTES

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## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



**L2realtyinc.com**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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