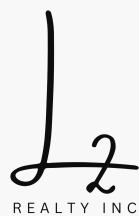


Butler County 81-Acre Development Land Auction
0000 SW 140th St S
Rose Hill, KS 67133

81.810± Acres
Butler County



Butler County 81-Acre Development Land Auction
Rose Hill, KS / Butler County

SUMMARY

Address

0000 SW 140th St S

City, State Zip

Rose Hill, KS 67133

County

Butler County

Type

Farms, Undeveloped Land

Latitude / Longitude

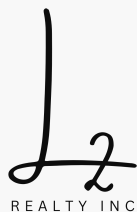
37.618285 / -97.10527

Acreage

81.810

Property Website

<https://l2realtyinc.com/property/butler-county-81-acre-development-land-auction-butler-kansas/50012/>



Butler County 81-Acre Development Land Auction Rose Hill, KS / Butler County

PROPERTY DESCRIPTION

LIVE AND ONLINE AUCTION w/ NO RESERVE

PROPERTY: 81.81 +/- Acres in Butler County, Kansas near Andover

AUCTION DATE: February 22, 2024 at 6 PM Central

AUCTION LOCATION: Holiday Inn Express & Suites in Andover, KS

L2 Realty, Inc introduces an exceptional opportunity for development on the western side of Butler County, near the Rose Hill and Andover communities. This tract of land, encompassing approximately 81.81 +/- acres, holds immense potential for your next rural build-site project.

The path to development has been streamlined with a rezone approval to Rural Residential and a preliminary plat is in place to jump start the planning process. The available plat provides insights into layout possibilities, helping you visualize the full potential of this property!

A mile and a half from the Flints Hills National development, the location of this property is prime for rural development. With road frontage on 140th Street and Mulberry Road, two points of access are already in place. The proximity to local Andover and Rose Hill ensures easy access to urban amenities, employment opportunities, and high-quality school districts.

The property is set to be auctioned off on February 22nd, 2024 at the Holiday Inn Express & Suites in Andover at 6 PM CST. Join us in the bidding process to claim your stake in the future of development near Wichita. Contact us now for more information and to participate in this exciting auction event. Bidding will occur online and in-person the evening of the auction.

Please call or email the listing agent, Tyler Gentry, at [\(316\) 641-3173](tel:3166413173) or tgentry@l2realtyinc.com to set up your private showing of this property!

.81 +/- Total Acres

Development Potential

Rezone Approval to Rural Residential

Preliminary Plat Available

Proximity to Rose Hill and Andover Communities

Proximity to the Wichita Metro Area

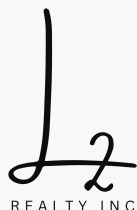
Minutes to Rose Hill, KS

Minutes to Andover, KS

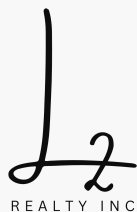
Minutes to Augusta, KS

Minutes to Downtown Wichita, KS

TERMS: Online bidding will open at 8am on February 20, 2024 and the live auction will start at 6pm on February 22, 2024. Bidding will be conducted in-person, online, or by phone. Bids will be placed by the acre. Final sales price will be calculated by 81.81 times the final bid. There will be a 8% buyer's premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between the seller and buyer. The property is not 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. Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the



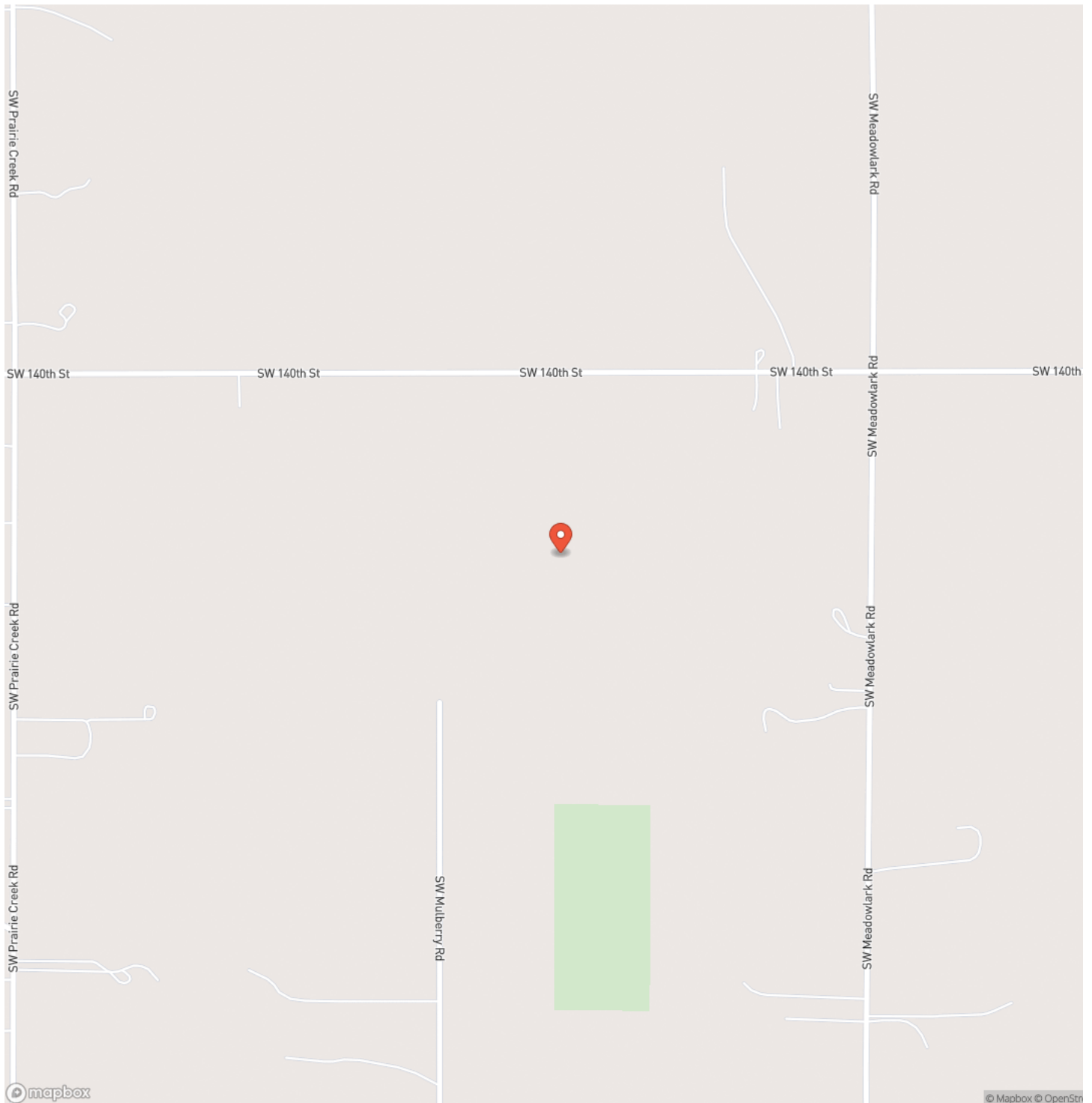
successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to the seller's agent within 24 hours of the close of the auction. The earnest money deposit in the amount of 10% of the final sales price will be tendered to Security 1st Title within five (5) days of notification and acceptance. Remaining balance due at the time of closing. Closing will be conducted on or before March 25, 2024 at where time seller shall deliver possession. Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work and boundary survey 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 will take precedence over any other advertising.



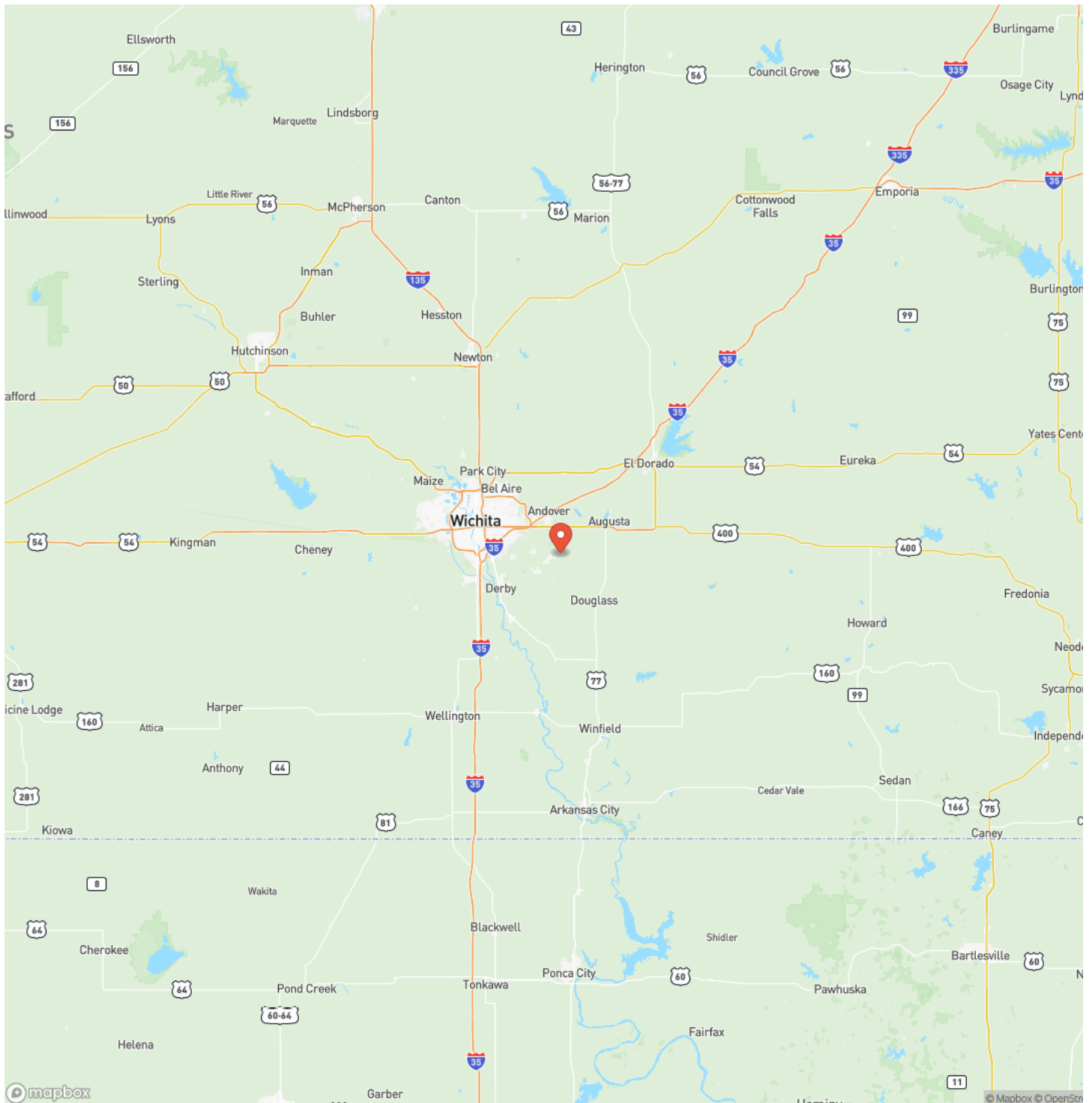
Butler County 81-Acre Development Land Auction
Rose Hill, KS / Butler County



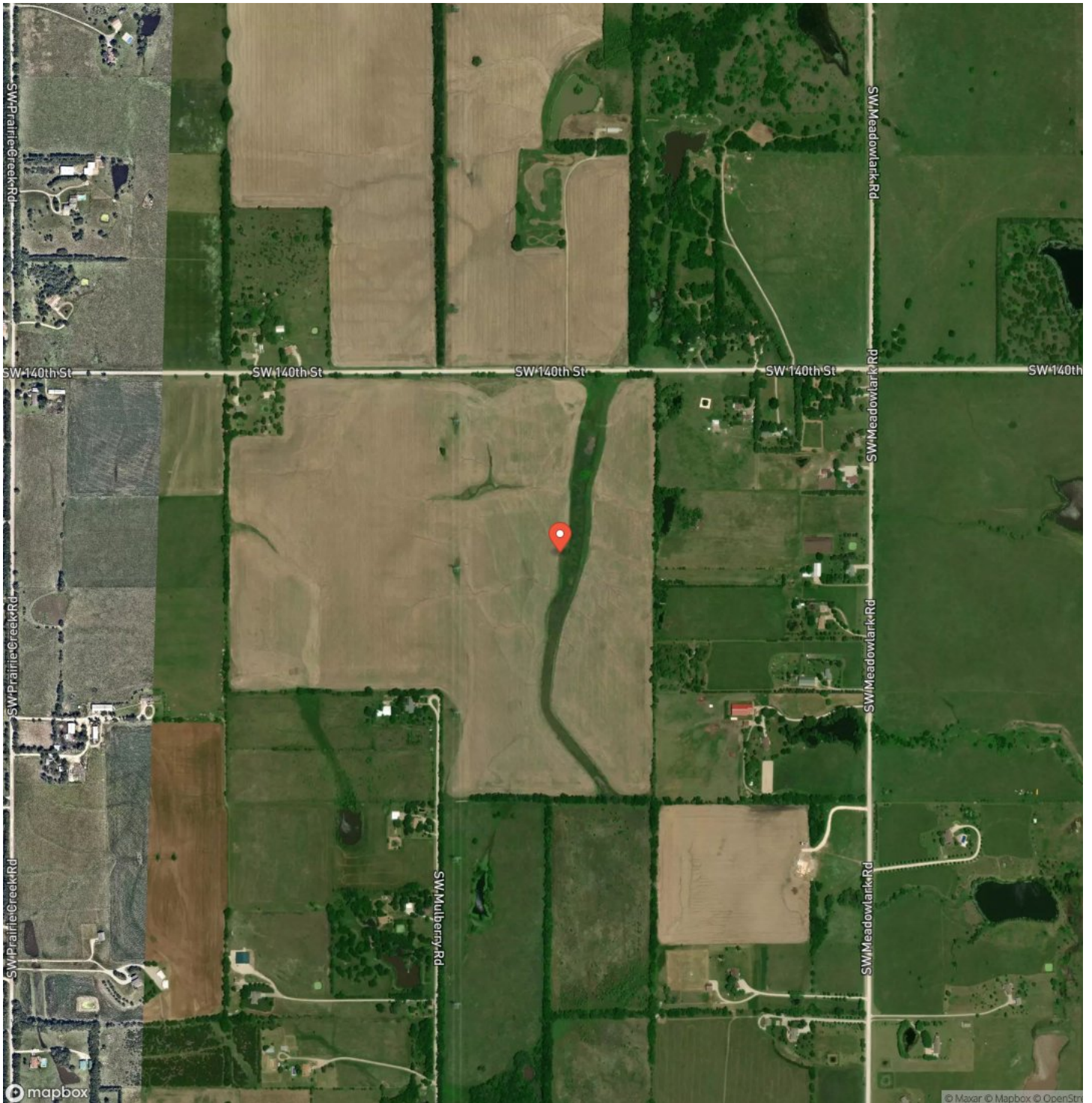
Locator Map



Locator Map



Satellite Map

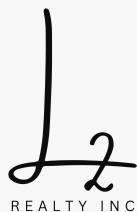


LISTING REPRESENTATIVE
For more information contact:



Valley Center, KS 67147

NOTES

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MORE INFO ONLINE:

l2realtyinc.com

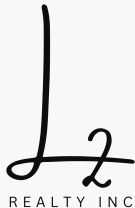
This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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