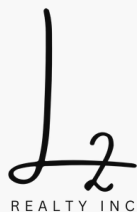


Butler County Tillable Auction near Towanda  
11236 NW Parallel  
Towanda, KS 67144

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



**MORE INFO ONLINE:**

**L2realtyinc.com**

**Butler County Tillable Auction near Towanda**  
**Towanda, KS / Butler County**

---

**SUMMARY**

**Address**

11236 NW Parallel

**City, State Zip**

Towanda, KS 67144

**County**

Butler County

**Type**

Farms, Undeveloped Land

**Latitude / Longitude**

37.826917 / -97.046845

**Acreage**

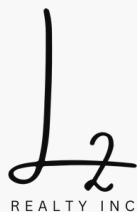
76.800

**Price**

\$99,999

**Property Website**

<https://l2realtyinc.com/property/butler-county-tillable-auction-near-towanda-butler-kansas/59161/>





## Butler County Tillable Auction near Towanda Towanda, KS / Butler County

---

### PROPERTY DESCRIPTION

**\*LIVE AND ONLINE AUCTION\***

**PROPERTY:** 76.8 +/- Acres in Butler County, Kansas near Towanda

**AUCTION DATE:** August 22<sup>nd</sup>, 2024 at 6 PM Central

**AUCTION LOCATION:** Hidden Cedars Venue at 16317 SW 10<sup>th</sup> St, Benton, KS 67017

On behalf of the Tingle Trust, L2 Realty introduces an exceptional opportunity to invest in high-quality tillable farm ground in Butler County. Near the Towanda and Benton communities, this tract of land encompasses approximately 76.8 +/- acres. This auction presents an excellent land investment opportunity close to the Wichita Metro.

Soils on the tract include 13% Class 1 Norge silt loam, 42% Class 2 Ladysmith silty clay loam, and 45% Class 2 Irwin silty clay loam. Commonly grown crops include corn, soybeans, milo, and wheat. The tillable ground is currently under a 40/60 crop share arrangement. Possession will occur this fall after harvest of the 2024 summer crop. Milo is currently growing with portions of the fields getting replanted recently.

Half a mile of road frontage on SW Parallel St and a quarter mile of frontage on NW Santa Fe Lake Rd creates ample access to the property. The large amount of frontage also lends itself to potential development of rural home sites in the future. Current zoning is AG-40 which is defined as one residence per quarter of a quarter section (40+/- acres). As it sits, this parcel would qualify for two build sites. Further rezoning could reduce the parcel size requirement. Electricity runs along the eastern and southern boundaries on the road. No flood plain is present on any portion of this property.

The property is set to be auctioned off on August 22<sup>nd</sup>, 2024 at the Hidden Cedars Venue near Benton at 6 PM CST. 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. Join us at the venue to discuss local real estate and enjoy some refreshments!

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 private showing of this property!

76.8 +/- Total Acres

Crop Production Income

High Quality Soils

Class 1 Norge Silt Loam

Class 2 Ladysmith and Irwin Silty Clay Loams

Gravel Road Access

Near Towanda and Benton Communities

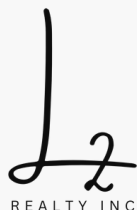
Close Proximity to the Wichita Metro Area

3 minutes to Towanda, KS

10 minutes to Benton, KS

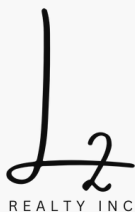
13 minutes to El Dorado, KS

24 minutes to Downtown Wichita, KS

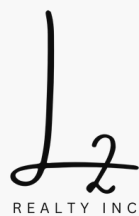


\*This is an auction, the price listed is to assist with search engine optimization.

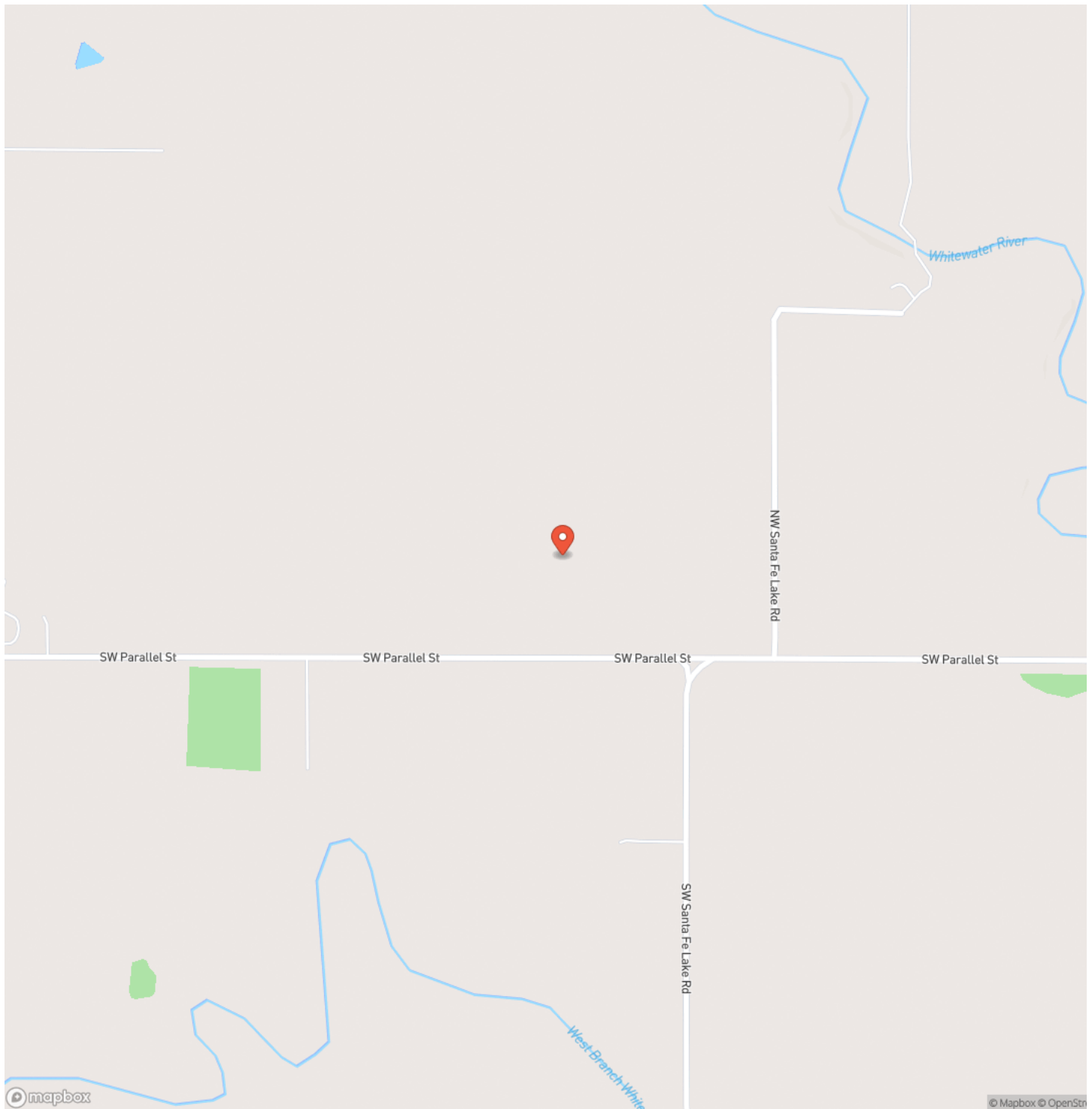
TERMS: Online bidding will open at 10 AM on August 22, 2024 and the live auction will start at 6pm on August 22, 2024. Bidding will be conducted in-person, online, or by phone. Bids will be placed by the acre. Final sales price will be calculated by 76.8 times the final bid. There will be a 10% buyer's 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 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 September 25, 2024. Possession of the tillable ground will occur after harvest of the 2024 summer crop. 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 will take precedence over any other advertising.



**Butler County Tillable Auction near Towanda**  
**Towanda, KS / Butler County**

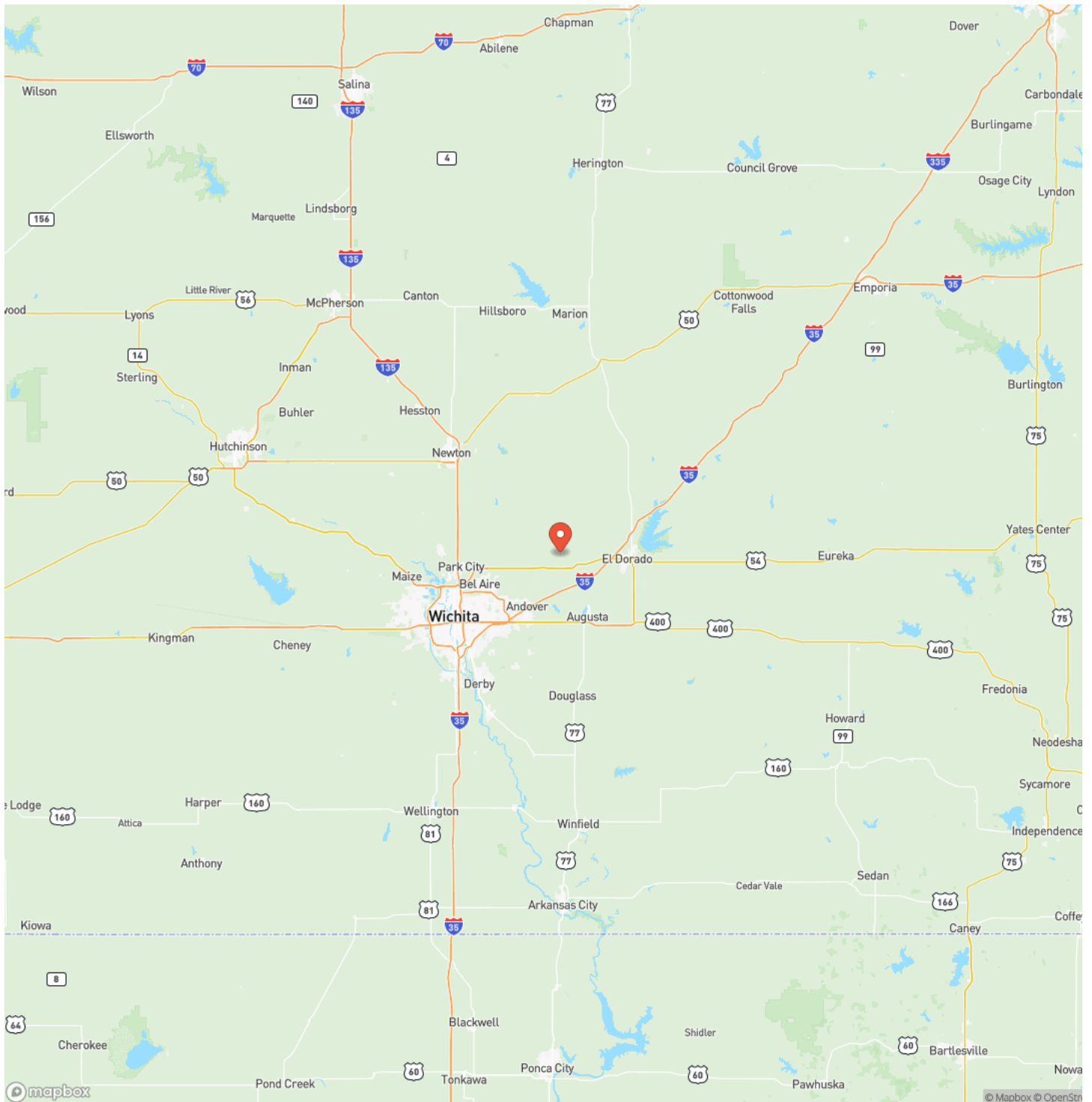


## Locator Map





## Locator Map



## Satellite Map





## Butler County Tillable Auction near Towanda Towanda, KS / Butler County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tyler Gentry

## Mobile

(316) 641-3173

## Email

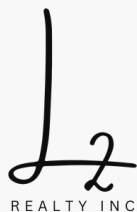
tgentry@l2realtyinc.com

**Address**

## City / State / Zip

Valley Center, KS 67147

## NOTES

[illegible]

**MORE INFO ONLINE:**

**L2realtyinc.com**

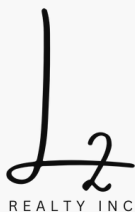
[illegible]

**L2realtyinc.com**

## **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.





---

**L2 Realty, Inc - Land and Lifestyle Properties**

**4045B CR 3900**

**Independence, KS 67301**

**(620) 577-4487**

**L2realtyinc.com**

---

