

**Auction 186.38+/- Acres on Badger Creek in Butler
County, Ks. (Tract 8 of 9)
Towanda, KS 67144**

**186.380± Acres
Butler County**



MORE INFO ONLINE:

redcedarland.com

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Towanda, KS / Butler County**

SUMMARY

City, State Zip

Towanda, KS 67144

County

Butler County

Type

Hunting Land

Latitude / Longitude

37.754152 / -97.035194

Acreage

186.380

Property Website

<https://redcedarland.com/detail/auction-186-38-acres-on-badger-creek-in-butler-county-ks-tract-8-of-9-butler-kansas/64500/>



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PROPERTY DESCRIPTION

The LT Ranch AUCTION - Tract 8 of 9. Auction 186.38+/- Acres on Badger Creek in Butler County, Ks.

HUNT / BUILD / FARM

Native American History - Development Potential With Rural Water - I35 Frontage - Income - Circle School District - Santa Fe Lake Rd - Badger Creek!

Auction Date & Time: Saturday October 12th, 2024 @ 1 pm central @ The Kansas Star Casino.

Auction Location & Address: The auction will be held at The Kansas Star Casino in Studio F. 777 Kansas Star Drive, Mulvane Ks 67110.

Land Tour Dates / Open House: Friday, September 13th from 9am to 1pm & Friday October 11th, 8am to 12 noon. Tours will start at the main headquarters located at 9796 SW 40th St. Towanda, Ks 67144. A 24 hour notice and bank approval is required for all showings.

Legals: 187+/- acres in 30-26-4 and 31-26-4.

[Click Here To View All Tracts](#)

Property Description: Located right outside of Andover this build site and hunting tract is the best of the best! With I-35 and Santa Fe Lake Rd frontage you can be in your treestand in minutes from Wichita, Andover, or El Dorado! There is hay production for income, and trails already made to access each field. You could easily enhance the fields and turn them into wildlife meccas with several pockets that would be perfect in soybeans, alfalfa, wheat, or corn. This tract is highly maintained and is race ready for the quickly arriving deer season. A full mile of Badger Creek and multiple springs goes through the middle of the property. The north access will be through an easement through tract #5. (See Maps)

The Native Americans loved areas with fresh water and plenty of game animals to hunt for food. There are multiple buffalo wallows you can still see in the pastures to this day. Some of the family members have found arrowheads and other Native American artifacts on the ranch.

Rural Water is located right off Santa Fe Lake Rd and with a nice entry gate your dream build awaits on the high spots of this secluded tract!

Auction Terms and Conditions: 10% earnest money down day of sale on all real estate. Closing shall be with Security 1st Title 30 days from auction date. Taxes shall be prorated to the date of closing. Title, closing, and survey costs shall be split 50/50 between sellers and buyers. All real estate shall be sold as is where is with no warranties or guarantees. All real estate is selling subject to any easements. Real estate is not selling subject to any inspections or bank approval. What mineral rights the sellers own shall transfer. All boundary line maps are approximate. Real estate shall be sold with no disclosure statements. The Sellers have elected to have live and phone bidding. Red Cedar Land Co. is representing the Seller as a Seller's Agent. The land is selling with Seller's confirmation on price. Buyers are reliable for their own due diligence and inspections on the homes, zoning, rural water, or any other development related inspection.

ANY ANNOUNCEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER ANY OTHER ADVERTISED MATERIAL.

For more information on the ranch or to schedule a showing contact Scott Myers at [316-323-8308](tel:316-323-8308) or Ryan Koelsch at [620-546-3746](tel:620-546-3746) .

1% buyer's agent commission available. Must register within 48 hours of the auction date. To complete the registration form: [Click Here!](#)

Key Features

2 Springs | Badger Creek

Mature Timber | Native American History



Development Potential - Rural Water | Entry Gate

5 Miles From Andover | 20 Minutes From Downtown Wichita

I-35 Frontage | Santa Fe Lake Rd Frontage

5 Minutes From Stearman Airport | 15 Minutes From El Dorado Lake

20 Minutes From ICT | Excellent Hunting & Fishing



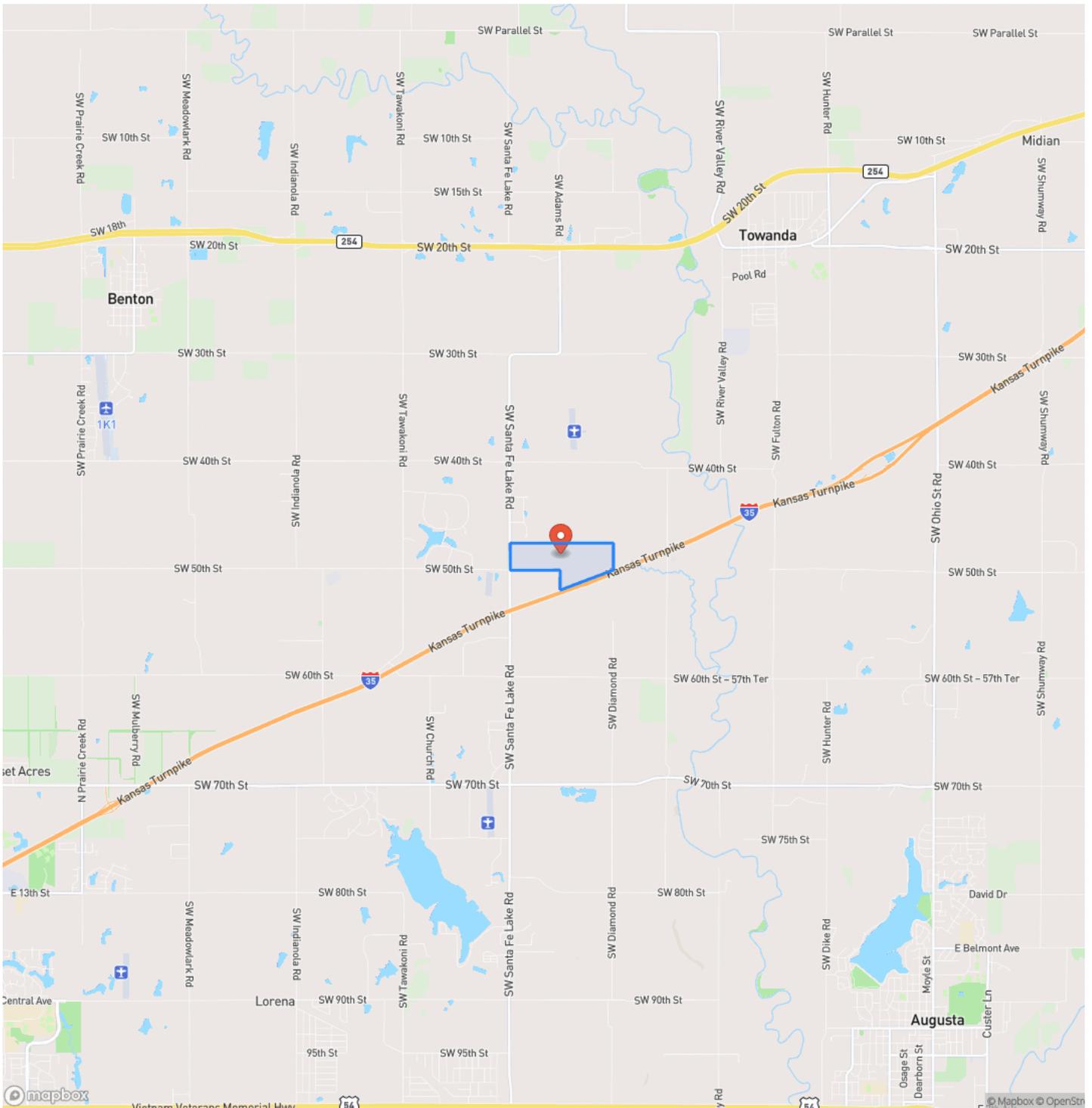
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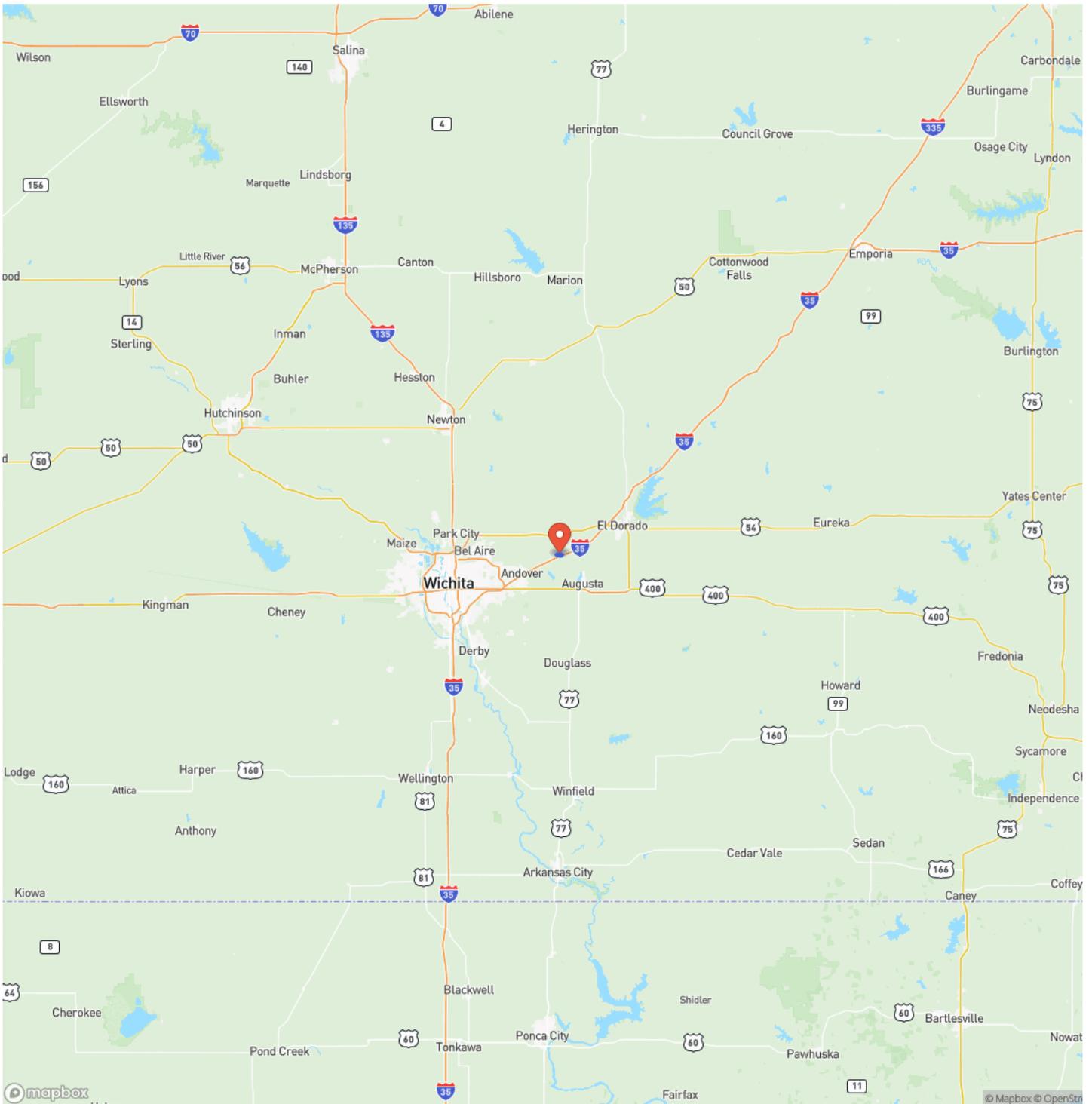


Locator Map



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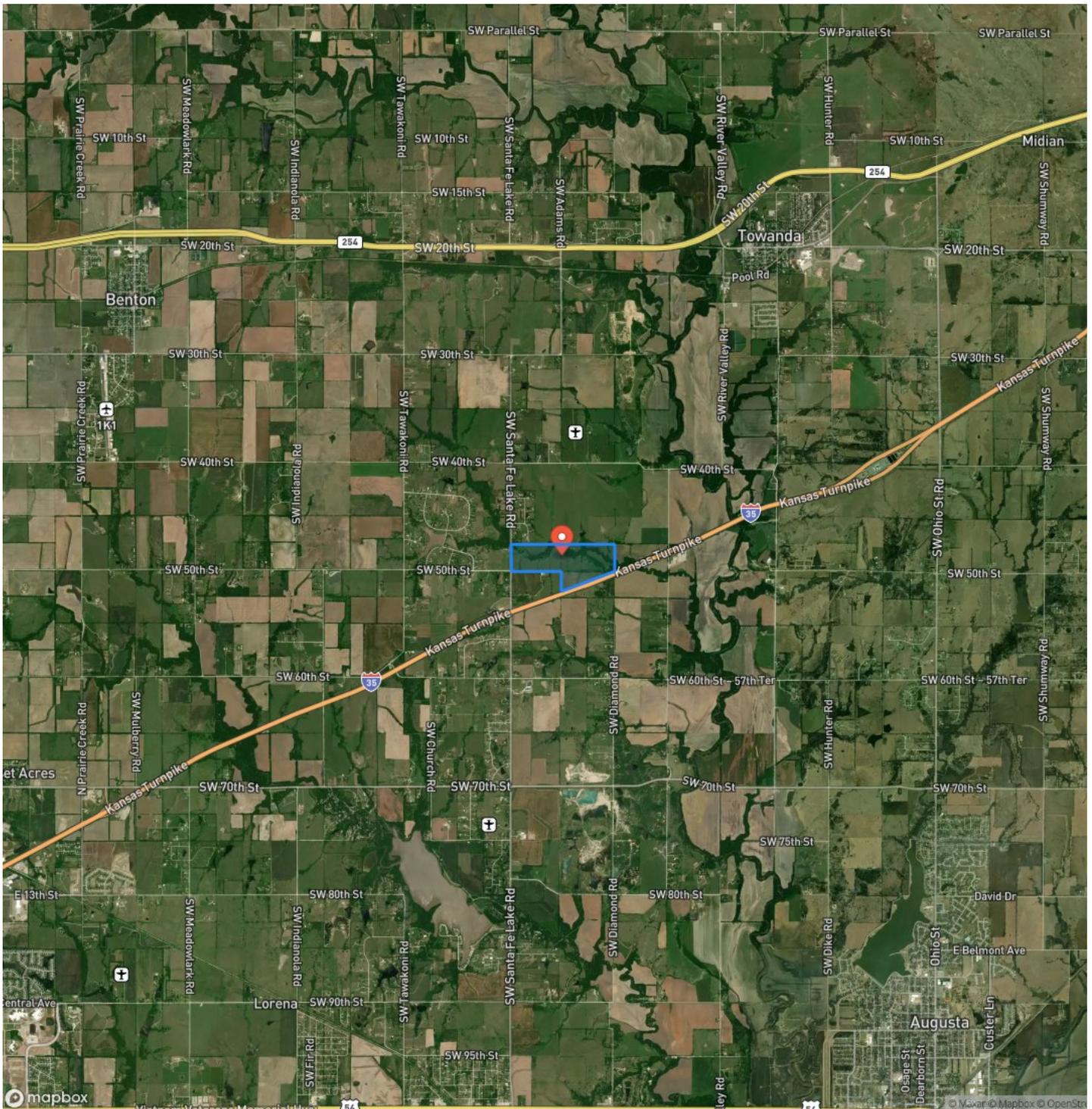
Locator Map



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Satellite Map



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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