

**Auction 80+/- Acres of Tillable and Development Land in
Butler County, Ks. (Tract 1 of 9)
Towanda, KS 67144**

**80± Acres
Butler County**



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Towanda, KS / Butler County

SUMMARY

City, State Zip

Towanda, KS 67144

County

Butler County

Type

Farms, Recreational Land

Latitude / Longitude

37.777868 / -97.032597

Acreage

80

Property Website

<https://redcedarland.com/detail/auction-80-acres-of-tillable-and-development-land-in-butler-county-ks-tract-1-of-9-butler-kansas/64428/>



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PROPERTY DESCRIPTION

The LT Ranch AUCTION - Tract 1 of 9. 80.8+/- Acres of Tillable and Development Land in Butler County, Ks.

FARM / BUILD / HUNT

Native American History -Tillable Income - Circle School District - Santa Fe Lake Rd / Adams Rd - Excellent Soils

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.*

[Click Here To View All Tracts](#)

Legal Description: W/2 of 19-26-4.

Property Description: Tract 1 has approximately 70+/- acres of tillable acres currently planted to corn with the remaining balance in mature shelterbelts and a runoff creek area. The silty clay loam class II and III soil will hold the moisture on dryer years and still produce great yields. There is already rural water on the north side of the property allowing for easy set up to build your dream country home just minutes from Towanda, Benton, Andover, Wichita, or El Dorado. Easy access off Adams / Santa Fe Lake Rd and Sw 30th st with gated entry creating easy commutes to work or school. Whitetail deer, turkey, and quail have been seen on the property and are just steps away from your back porch after your build is complete!

There is a 40 acre APO on the northern part of the land from a previously surveyed out 5 acres for a potential build site. The land is zoned in AG-40.

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

Silt Loam Soils | Tillable Income

Runoff Creek | Mature Timber

Whitetail Deer | Turkey

5 Minutes From Andover | Towanda School District

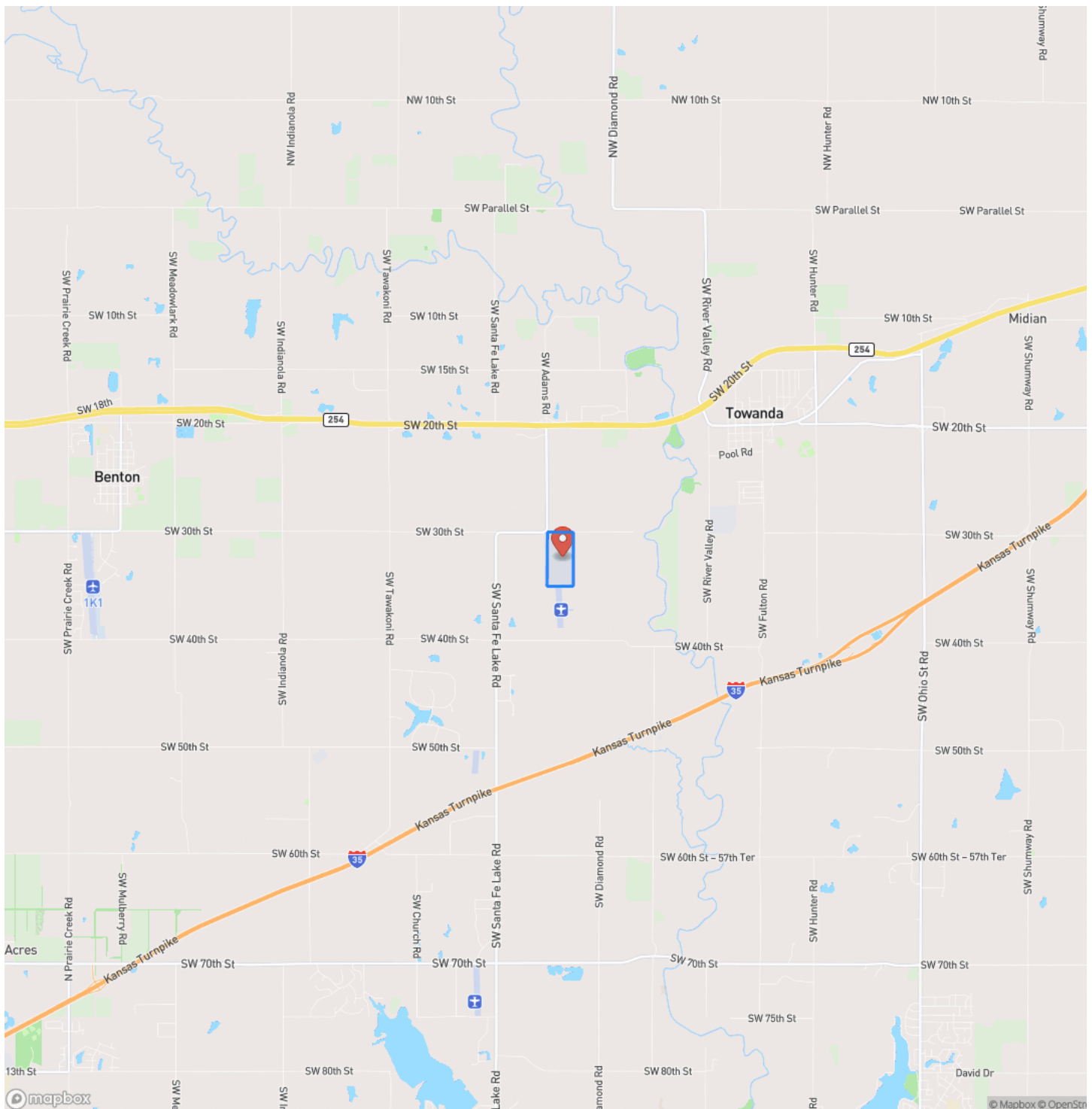




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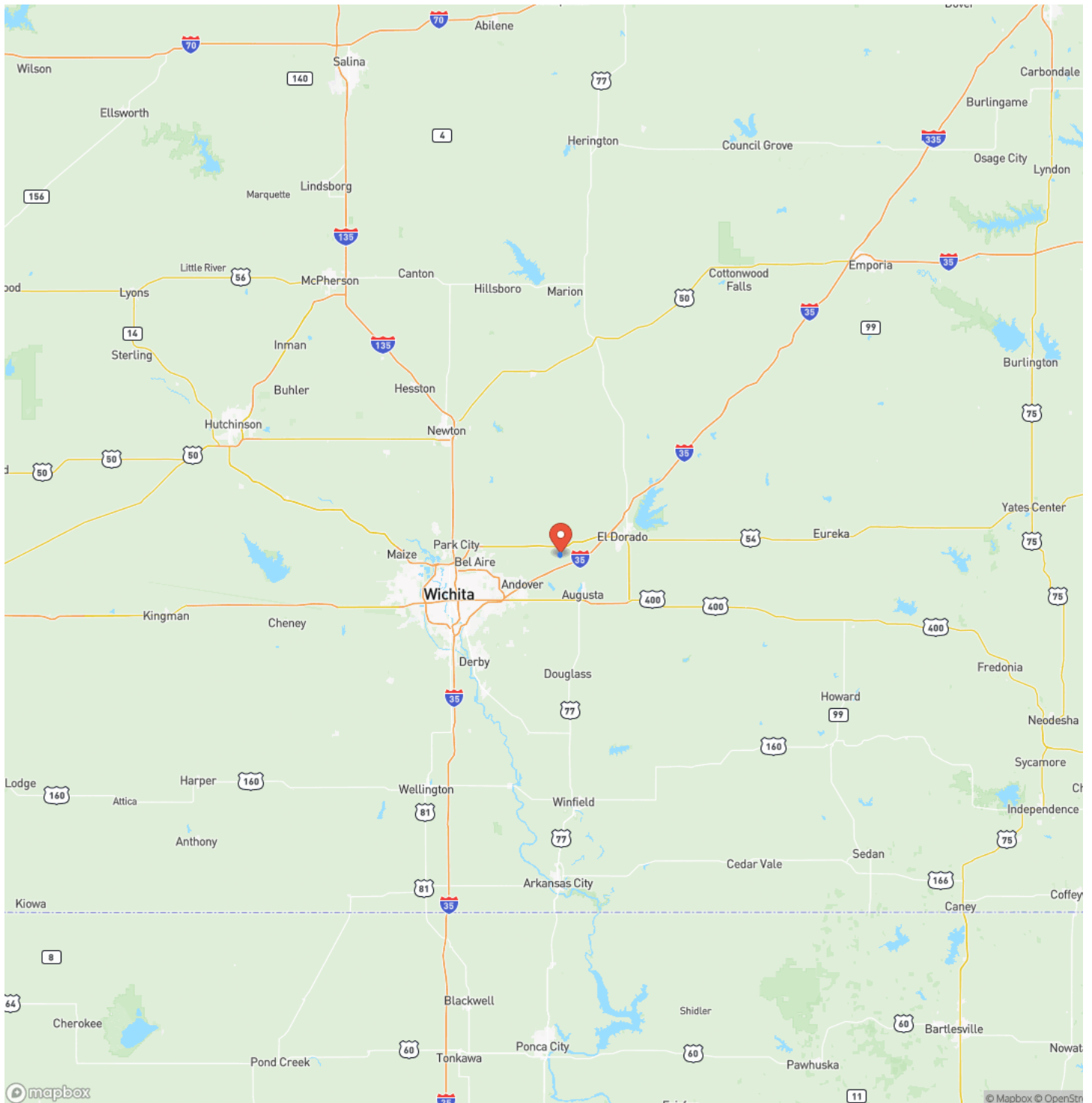


Locator Map

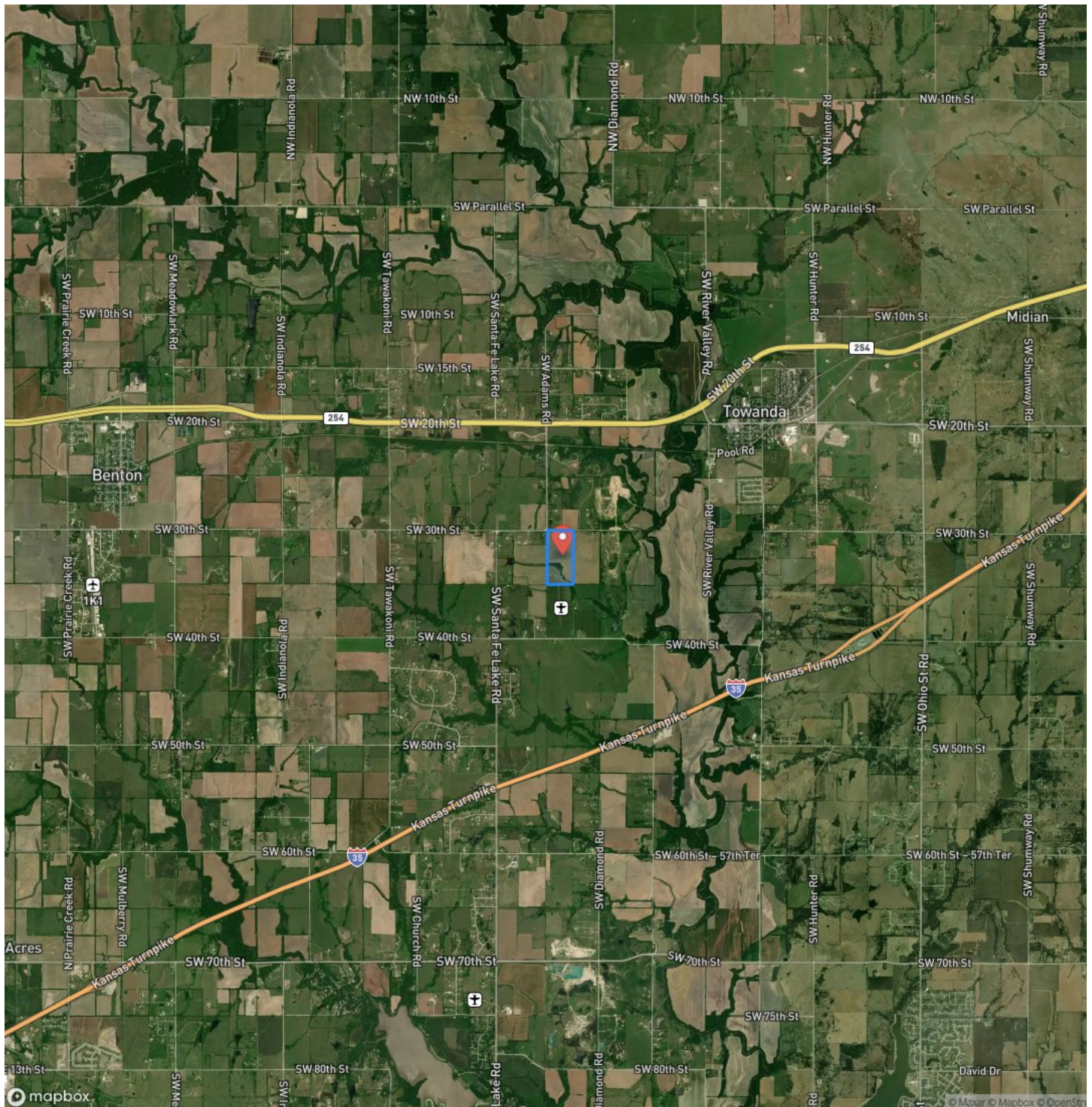


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Myers

Mobile

(316) 323-8308

Email

scott@redcedarland.com

Address

Wichita

City / State / Zip

Wichita, KS 67212

NOTES

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MORE INFO ONLINE:

redcedarland.com

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redcedarland.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.



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