



**RUPP|STEVEN**

ReeceNichols South Central Kansas

# FOR SALE

## PREMIER BUTLER COUNTY LAND

**Location: E of SW Butler Rd & SW 50th St, Benton, KS**

**SECLUDED ESTATE W/ DEVELOPMENT POTENTIAL - CIRCLE SCHOOL DISTRICT  
BORDERING FENCE - CREEK - TIMBER - POND - FISHING - HUNTING**



### PROPERTY DETAILS

**Price:** \$1,512,000 (\$16,800.00 per acre)

**Total acreage:** 90 ± acres

**Zoning:** AG-40

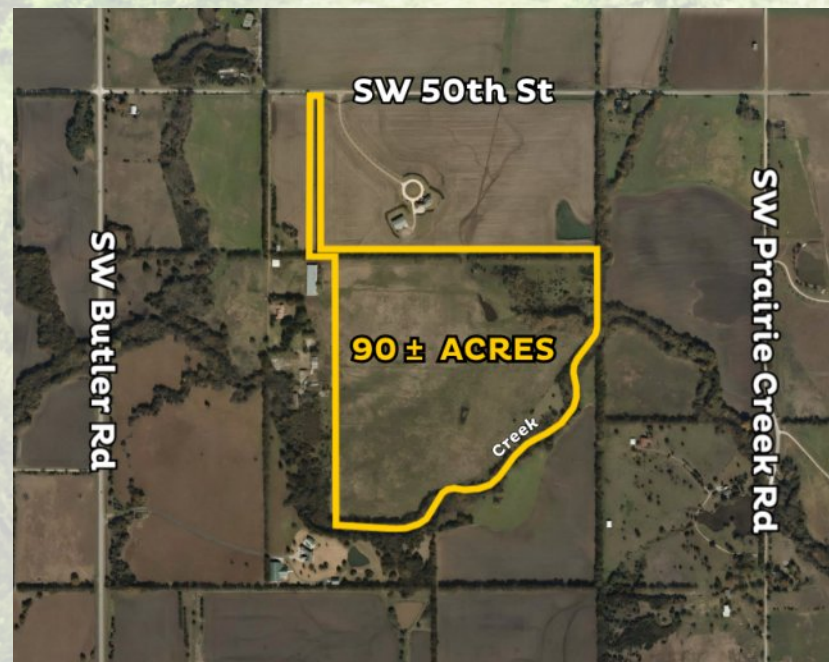
**Soils:** Soil map available upon request

**2025 Property Taxes:** TBD, tract is currently part of a larger parcel

**Mineral rights:** Seller's interest transfers with the sale

**Legal description:** Located in Section 36, Township 26 South, Range 3 East, Butler County, Kansas. Seller to provide a survey to be recorded at closing. Said survey will be at sellers sole cost and expense.

**Possession:** Subject to Tenant's Rights



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of ReeceNichols Alliance

**Jake Steven, ALC**  
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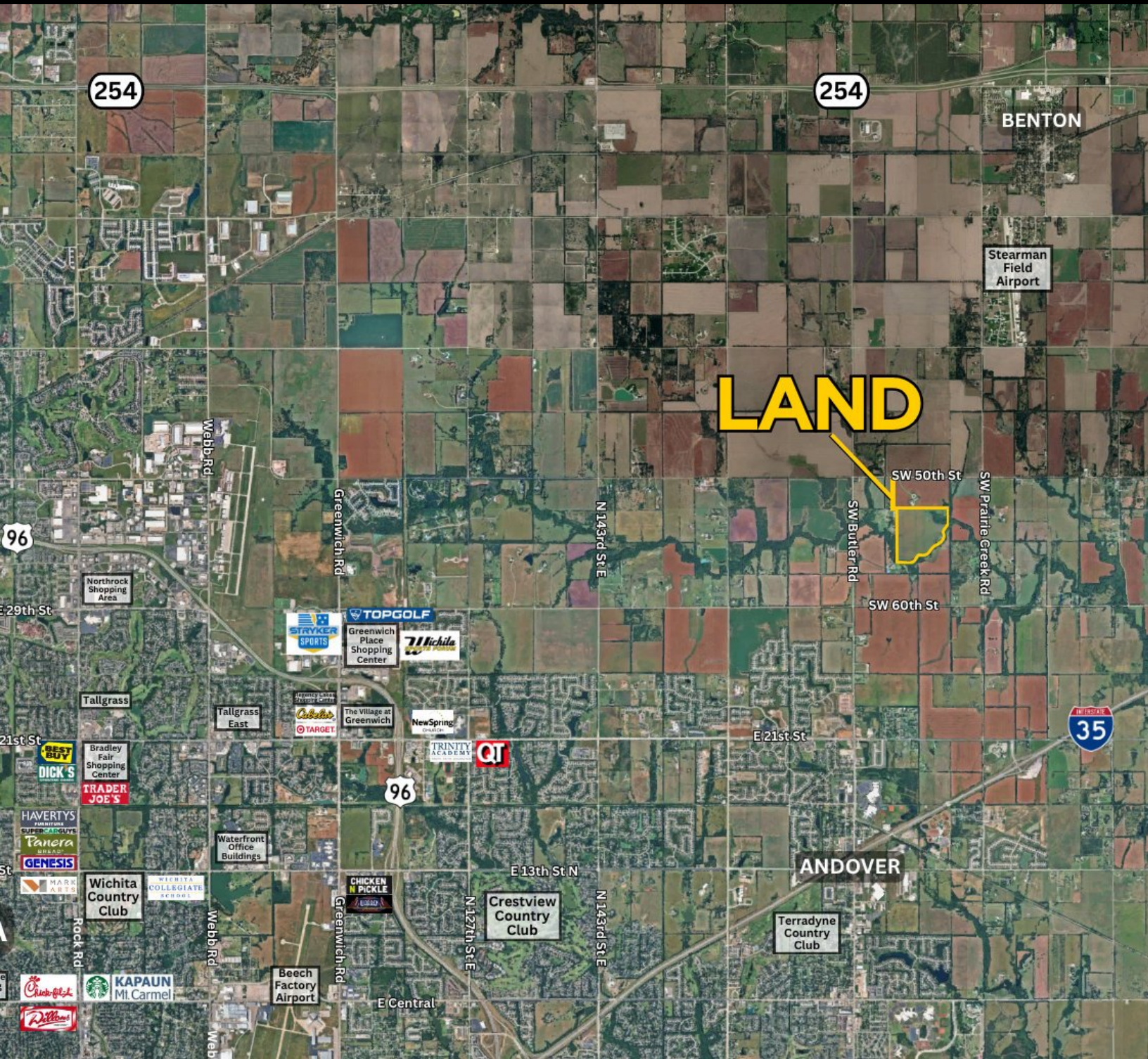
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