



RUPP|STEVEN

ReeceNichols South Central Kansas

PRICE REDUCED
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~~ \$1,350,000 (\$15,000/acre)

Total acreage: 90 ± acres

Zoning: AG-40

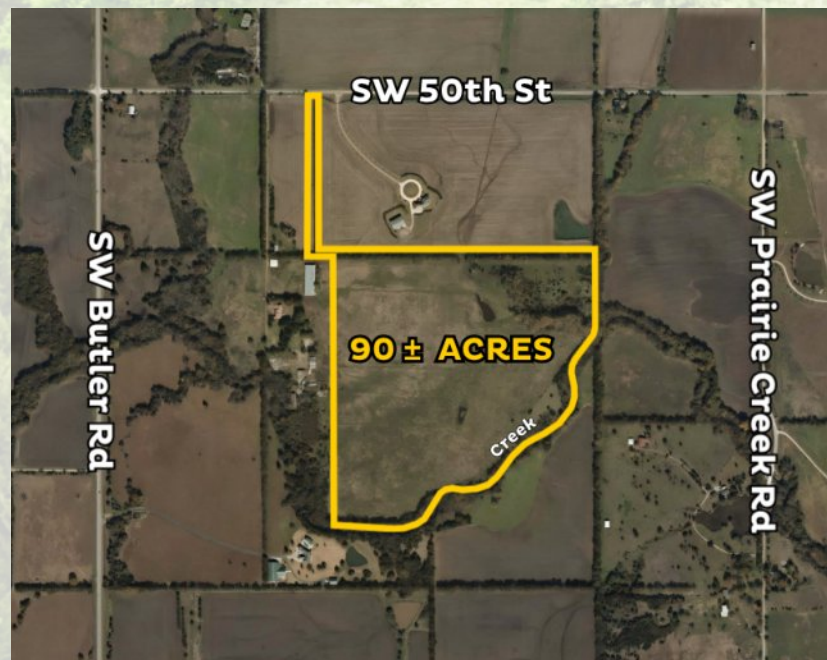
Soils: Soil map available upon request

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

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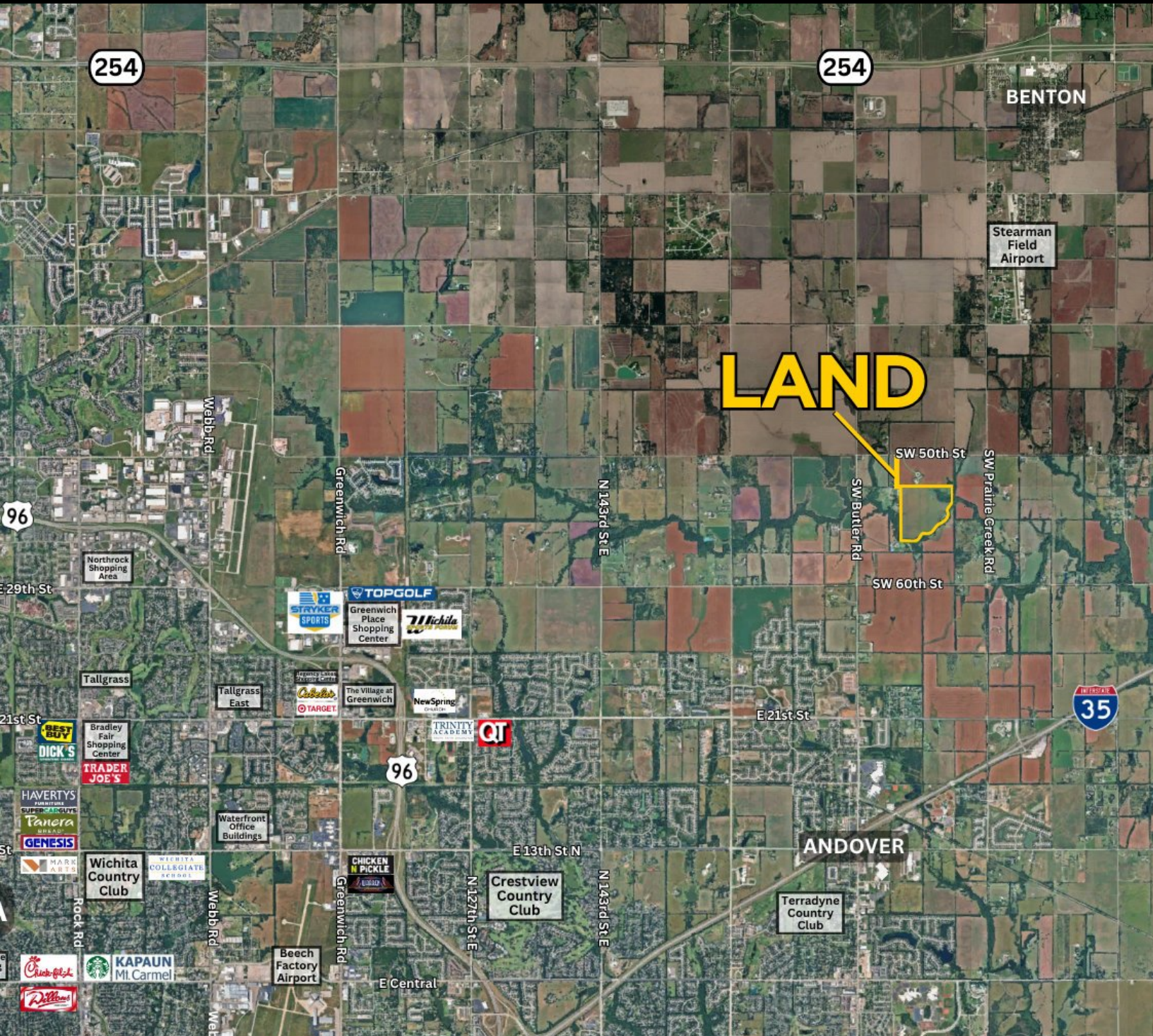
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