

153.5 ACRES MARION COUNTY, KANSAS LAND – COTTONWOOD RIVER, TILLABLE, HAY MEADOW, BLACKTOP FRONTAGE

# AUCTION

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**Tuesday, February 8, 2022 • 6:00 P.M.**

**AUCTION LOCATION: SCOUT HOUSE AT MEMORIAL PARK,  
802 S BIRCH, HILLSBORO KS 67063**

**SHERIDYN LEE BOND, SELLER**



**PROPERTY DESCRIPTION:** 153.5 acres with a nice combination of tillable farm ground, hay meadow, and over 1.3 miles of the Cottonwood River meandering through the property! Excellent opportunity to own a large river for fishing and waterfowl hunting. Large mature trees line the banks of the river offering wildlife habitat for Kansas whitetail deer, turkeys, and upland game birds. Great combination farm for both agriculture and recreation use. Access is blacktop along the north boundary and township gravel road along the west. There is a pond in the southeast corner of the property and a wetland area in the center portion of the southeast farm field. Great opportunity to Invest In Land!

**LAND LOCATION:** From Marion west on 190th 3 miles OR from HWY 56 south of Marion Lake, 1/2 mile south on Old Mill Rd.

**LEGAL DESCRIPTION:** Northwest 1/4 of Section 3, Township 20 South, Range 3 East of the 6th P.M., Marion County, Kansas

**2021 REAL ESTATE TAXES:** \$1,689.06

**KANSAS DEER MANAGEMENT UNIT:** 6



**TERMS:** Earnest money is \$35,000 due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before March 8, 2022. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is not selling subject to financing or inspections. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.

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