

60 ACRES MARION COUNTY, KANSAS TILLABLE
FARM GROUND LAND FOR SALE NORTH
OF PEABODY

AUCTION

www.sundgren.com

Tuesday, October 18, 2022 • 6:00 P.M.

AUCTION LOCATION: Peabody Senior Center, 106 N. Walnut, Peabody, KS 66866
CAROL A. REYNOLDS AND MICHAEL A. REYNOLDS, KIRK MATZ AND DEBRA J. MATZ, DENISE MATZ, SELLERS



PROPERTY DESCRIPTION: 60 acres north of Peabody in Marion County, Kansas. Most of the property is utilized as tillable farm ground, plus there are some brome grass waterways. Access is provided by township gravel road along the west and north boundaries. There is a 4" rural water line adjacent to the northwest corner of the property. Take a look at this great opportunity to Invest In Land!

LEGAL DESCRIPTION: Northwest 1/4 of the Northwest 1/4 AND North 1/2 of the Southwest 1/4 of the Northwest 1/4 All in Section 34, Township 21 South, Range 3 East of the 6th P.M., Marion County, Kansas.

EARNEST MONEY: \$25,000

2021 REAL ESTATE TAXES: \$788.98

LAND LOCATION: From HWY 50 at Peabody, north 5/8 mile on Old Mill Rd.



TERMS: Bidding will be by the acre, your bid times 60 to arrive at the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked above and be purchasing the property subject to the preliminary title search report also linked above. Non refundable earnest money is stated above and due at the conclusion of the auction unless other arrangements have been made by Buyer prior to bidding. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before November 18, 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, inspections, or appraisal. 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. Boundary lines and fence lines are not guaranteed. All pertinent information is available upon request.

JOE SUNDGREN
BROKER
AND AUCTIONEER

316-377-7112

RICK REMSBERG
REALTOR AND AUCTIONEER

316-322-5391

JOEL MORRIS
REALTOR

316-706-9587



SUNDGREN
REALTY Inc.

218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER

316-377-0013

PHILLIP SOLORIO
REALTOR

316-323-0218

BARRETT SIMON
AUCTIONEER AND REALTOR

316-452-1792