

161 ACRES MARION COUNTY, KANSAS PASTURE
SOUTH OF PEABODY

AUCTION

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Thursday, December 15, 2022 • 6:00 P.M.

AUCTION LOCATION: Peabody Senior Center, 106 N. Walnut, Peabody, KS 66866
ANN ROBINSON, STEVEN BAKER, SCOTT BAKER, SELLERS



PROPERTY DESCRIPTION: 161 acres located in Marion County, Kansas south of Peabody. The east portion of the property is approximately 38 acres of native pasture completely perimeter fenced with a pond used for cattle grazing. There is a little over 8 acres in the north central portion of the property that is native hay meadow. The balance of the property has been enrolled in CRP, but the contract expired in September of 2022. With a tremendous stand of bluestem grasses, this property now gives you the option of utilizing the land as hay meadow, for cattle grazing, or possibly converting it back into tillable farm ground. While visiting the property we saw quail, pheasant, and Kansas Whitetail Deer in the tall and thick former CRP portion of the property.

LEGAL DESCRIPTION: Southwest 1/4 of Section 17, Township 22 South, Range 3 East of the 6th P.M., Marion County, Kansas

2021 REAL ESTATE TAXES: \$1,335.90

LAND LOCATION: From Peabody, west on HWY 50 1 mile to Mustang Rd, south 2½ miles to the property.



TERMS: Bidding will be by the acre, your bid times 161. The successful high bidder shall be required to sign the real estate purchase contract linked at sundgren.com and be purchasing the property subject to the preliminary title search report also linked at sundgren.com. Non refundable earnest money is \$35,000 down at the conclusion of the auction and the balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before January 16, 2023. 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 selling "as is", not 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, acreages, 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