

HISTORIC MARION COUNTY HOME & NATIVE LIMESTONE
BUILDINGS ON 25 ACRES NEAR FLORENCE,
KANSAS

AUCTION

www.sundgren.com

Tuesday, May 2, 2023 • 6:00 P.M.

AUCTION LOCATION: 1305 Highway 77, Florence, KS 66851

Writer Mrs. T.B. Matlock once wrote in the Marion Record-Review (Sept. 8, 1949) posing the question: "who of the earlier day does not carry a mental picture of the J.K. Williams' home, nestling among the trees near the roadside..."

OPEN HOUSE: WEDNESDAY, APRIL 23 — 4 - 6 PM

OPEN HOUSE: TUESDAY, MAY 2 — 4 - 6 PM



PROPERTY ADDRESS: 1305 Hwy 77, Florence, KS 66851

PROPERTY DESCRIPTION: 25+- acres along the

Cottonwood River with timber and productive bottom ground currently in brome. The original J.K. Williams Homestead includes a 2-story home with 3 beds, 1 bath and a more recently built, 3 car detached garage. The limestone outbuildings, joined by the roughly coursed limestone wall, add to the historic feel of this property having originally been used as "smokehouses" through the late 19th Century. The homestead, however, is most widely recognized by the bank barn and stone foundation. The barn features two large doors providing access to the lower level from the brome bottom. The middle level offers multiple stalls for livestock, horses or small machinery and the uppermost level has been used primarily as a hayloft. The original homestead was built in 1880.

WILDLIFE AND RECREATION OPPORTUNITIES: This wooded and brushy 25+- acres along the Cottonwood River offers all of the habitat you need to attract Kansas Whitetail Deer, Turkeys, and Quail. With direct access to the Cottonwood River, as you could imagine, there is the likelihood of catching nearly every kind of fish native to Kansas.

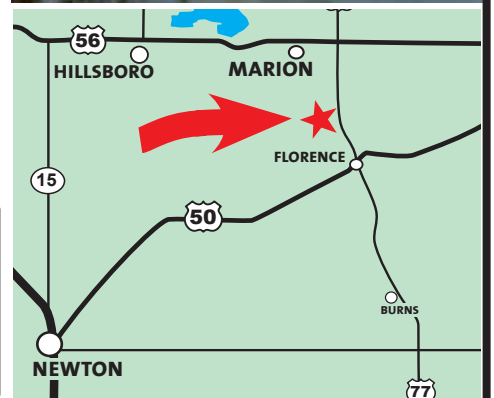
INTERIOR FEATURES & UTILITIES: As mentioned previously, this stately home has 3 bedrooms and 1 bathroom. There is approximately 2046 square feet of finished living area. Throughout this house you will find vintage light fixtures and other quality characteristics common of a home built in this era such as hardwood floors. Mornings and evening can be enjoyed in the sun room. The house is serviced by a water well, Atmos natural gas, Every electric, septic system, radiant heat and window air.

2022 REAL ESTATE TAXES: \$1,652.24

PROPERTY LOCATION: From Florence, 1¼ miles north on Highway 77.



TERMS: Earnest money in the amount of \$25,000 is 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 June 5, 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 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. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material. Acreages, boundary lines, and fence lines are not guaranteed.



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