

550 ACRES FLINT HILLS PASTURE & TILLABLE –  
MARION COUNTY, KS NEAR FLORENCE

# AUCTION

[www.sundgren.com](http://www.sundgren.com)

**Tuesday, October 28, 2025 • 6:00 P.M.**

**AUCTION LOCATION:** El Dorado Civic Center, 201 E. Central Ave., El Dorado, KS

RANDY W. SMITH AND ELIZABETH K. SMITH JOINT REVOCABLE TRUST DATED DECEMBER 15, 2022, SELLER

**ONLINE BIDDING IS AVAILABLE  
FOR THIS AUCTION  
INFORMATION AT SUNDGREN.COM**



**PROPERTY DESCRIPTION:** 550 acres located southwest of Florence in Marion County, Kansas. This quality tract of land consists of approximately 495 acres of native Flint Hills pasture and 55+- acres of tillable and trees in the northeast corner. The tillable is currently planted to soybeans. Water is provided by natural springs, wet weather draws, and water wells. Additional income is provided by active oil production on the property, of which the landowner receives a 1/8 royalty interest. Access is good, just 2 miles of township gravel road off blacktop HWY 77. Finding such a quality, sizable and diverse property is difficult, take a look at this excellent opportunity to Invest In Land!



**OIL PRODUCTION**

- 2020 – 2979 total barrels
- 2021 – 3023 total barrels
- 2022 – 1557 total barrels
- 2023 – 2026 total barrels
- 2024 – 1511 total barrels

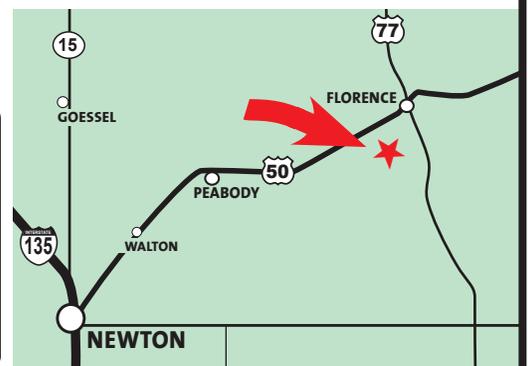


**LEGAL DESCRIPTION:** Southwest 1/4 AND West 1/2 of the Southeast 1/4 of Section 35, Township 21 South, Range 4 East of the 6th P.M., Marion County, Kansas; AND North 1/2 of Section 35, Township 21 South, Range 4 East of the 6th P.M., Marion County, Kansas, EXCEPT a tract of land more particularly described as follows: Beginning at the Northeast corner of said Section 35, thence West on the North line of said Section, 16 rods, thence South on a line parallel to the East line of said Section, 79 rods, thence East to the East line of said Section; thence North along said East line to the place of beginning; and except public road.

**2024 REAL ESTATE TAXES:** \$2,076.38

**LAND LOCATION FROM FLORENCE:** South on HWY 77 to 80th St, west 2 miles to the property.

**TERMS:** This will be a live auction with online simulcast bidding available. Bidding will be by the acre, your bid times 550 to determine contract price. There is no buyer premium. Earnest money is \$150,000 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 November 28, 2025. 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. The successful high bidder will be required to sign our real estate purchase contract and be purchasing the property subject to the title search report, both linked at [sundgren.com](http://sundgren.com). This property is not selling subject to financing, inspections or appraisal. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.



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