

80+- Acres Marion County, KS – Trees, Pasture,
Tillable, Water Meter & Electric!

AUCTION

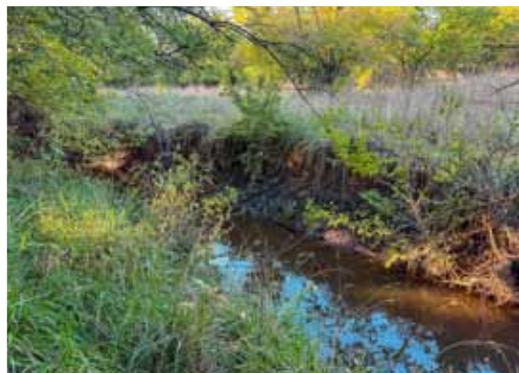
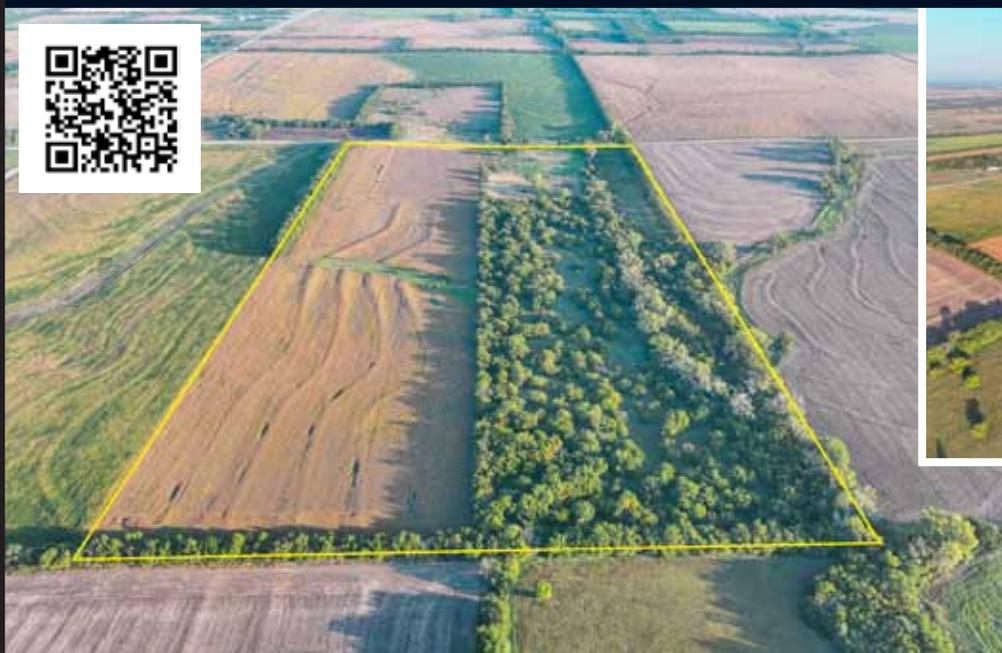
www.sundgren.com

Bidding Ends Tuesday, November 18, 2025 — 6:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens November 11 • Download the Sundgren Realty App today!

RONALD H. THOMPSON AND SUSAN K. THOMPSON LIVING TRUST, SELLER



PROPERTY ADDRESS: 1043 90th St, Peabody Kansas 66866

PROPERTY DESCRIPTION: 80+- acres northeast of Newton in Marion County, Kansas. This diverse land tract is an excellent balance of tillable farm ground and heavily timbered pasture with a rural water meter in place and electric available. A wet weather draw runs the length of the property, creating a natural traffic way for Kansas Whitetail Deer and Turkeys. This property is in an area where you could see both quail and pheasants as well! Whether you're looking to expand your farming operation, invest in recreational land, or build a country home privacy, this property delivers.

HIGHLIGHTS:

- 80 acres with tillable and timbered pasture mix
- Rural water meter installed
- Excellent hunting and recreational opportunities
- Great potential home or cabin site
- Easy access to Newton, Peabody, and surrounding areas

**** Don't miss this opportunity to Invest In Land! ****

LEGAL DESCRIPTION: East ½ of the Northwest ¼ of Section 27, Township 21 South, Range 2 East of the 6th P.M., Marion County, Kansas.

2024 REAL ESTATE TAXES: \$797.20

LAND LOCATION FROM PEABODY: West on HWY 50
4 miles to Jade Rd., north 2 miles to 90th, west ½ mile.

LAND LOCATION FROM NEWTON: Northeast 9 miles on HWY 50 to East Lake Rd., north 3 miles to 90th, east ¼ mile.



TERMS: This will be an online only auction. Bidding will be by the acre, your bid times 80 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$25,000 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 December 18, 2025. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, rights of way and subject to Seller approval. 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. 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. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.



JOE SUNDGREN
BROKER
AND AUCTIONEER

316-321-7112

RICK REMSBERG
AUCTIONEER AND REALTOR

316-322-5391



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