

80 ACRES MARION COUNTY, KANSAS TILLABLE
FARMLAND NEAR HILLSBORO

AUCTION

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Tuesday, February 17, 2026 • 4:00 P.M.

AUCTION LOCATION: Scout House, 200 S. Memorial Dr., Hillsboro, KS 67063
RAHN WILLIAM CARLSON TRUST, SELLER



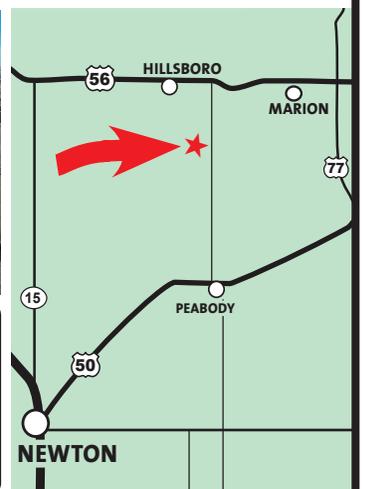
PROPERTY DESCRIPTION: 80+- acres of quality tillable farmland southeast of Hillsboro in Marion County, Kansas. Soils consist of 100% Irwin silty clay loam with 1 to 3 percent slope, making this a strong and consistent producer. Access is good, just 3/4 mile from blacktop and accessible via township road along the entire north and east boundary. Take a look at this high quality opportunity to Invest In Kansas Land!

LEGAL DESCRIPTION: East 1/2 of the Northeast 1/4 of Section 24, Township 20 South, Range 2 East of the 6th P.M., Marion County, Kansas.

2025 REAL ESTATE TAXES: \$961.92

LAND LOCATION FROM HILLSBORO: East 1 mile on 190th St to Kanza Rd., south 3 miles to 160th st., east 3/4 mile.

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



TERMS: This will be a live auction with online simulcast bidding available. Bidding will be by the acre, your bid times 80 to determine contract price. There is no buyer premium. Earnest money is \$35,000 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 March 20, 2026. 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. 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.

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