

320+- ACRES MARION COUNTY, KANSAS LIVESTOCK
FEEDING OPERATION, PASTURE & TILLABLE

AUCTION

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Tuesday, October 26, 2021 • 6:00 P.M.

AUCTION LOCATION: Lincolville Community Center

213 W 6th, Lincolville, KS

PROPERTY ADDRESS: 2849 250th Lincolville, KS 66858

M. SUE GUTSCH AND J. SCOTT GUTSCH, SELLERS

PROPERTY DESCRIPTION: High functioning cattle feeding facility sitting on 320+- acres southeast of Lincolville in Marion County, KS. The feedlot, with capacity for 999 head of cattle offers 1,500 feet of concrete bunks. The facility is serviced by 3 reliable wells and has 5 functioning grain bins with capacity for 16,000+ bushels. A 47' x 75' equipment shed, additional outbuildings, and a covered working facility make this property a complete cattle feeding operation. A loading and unloading area leads to a tub and the covered working facility which includes a hydraulic chute that passes to the buyer. 210+- acres of native tallgrass prairie wrap around the eastern and southern edge of the property with 83+- acres of tillable ground and additional grass traps to the west of the feedlot. The tillable ground is currently in soybeans that will be harvested by the seller before closing. In the past,



corn has been planted, cut for silage, and followed up with a cover crop for fall and winter turn out. Unique opportunity to invest in a fully functioning cattle feeding facility along the western edge of the Kansas Flint Hills.



LAND LOCATION: From Marion, Kansas north on HWY 77 6 miles to 250th St, east 4 1/2 miles to the property.

LEGAL DESCRIPTION: North 1/2 of Section 3, Township 19 South, Range 5 East of the 6th PM Marion County, Kansas.

2020 REAL ESTATE TAXES: \$2744.88



TERMS: 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 November 30, 2021. 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 or inspections. 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.



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