

785+- ACRES MARION COUNTY, KS FARM GROUND
SELLING IN 6 TRACTS NEAR PEABODY

AUCTION

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Thursday, October 29, 2020 • 6:00 P.M.

**AUCTION LOCATION: 808 Old Mill Road, Peabody, KS 66866 (On-Site of Tract 1)
MARVIN D. LARSEN REVOCABLE TRUST, SELLER**



TRACT 1: DESCRIPTION: Commonly known as 808 Old Mill Rd, Peabody, Ks. 240+- acre homestead with a 4 bedroom 1 bath farm house, 60' x 40' building, 40' x 120' machine shed, and multiple other buildings, barns, & garages. The 1½ story farm house was built in 1917, has 1603 above ground finished square feet of living area, and a partial cellar basement. Tillable farm ground covers approximately 205 acres, with another 27+- acres in native and tame grass pasture utilized for hay. The house and improvements are serviced by a water well and rural water is available.

LEGAL DESCRIPTION: South 1/2 of the Northwest 1/4 AND Southwest 1/4 of Section 27, Township 21 South, Range 3 East of the 6th P.M., Marion County, Kansas.

TRACT 1 LOCATION: From HWY 50 at the east edge of Peabody, North 1 mile on Old Mill Rd.

2019 REAL ESTATE TAXES: \$4446.18. **EARNEST MONEY:** \$50,000

TRACT 2: DESCRIPTION: 80+- acres of tillable just southeast of the homestead. Great opportunity to add to an existing farm operation, purchase an affordable sized tract of tillable farm ground, or Invest In Land!

LEGAL DESCRIPTION: West 1/2 of the Northeast 1/4 of Section 34, Township 21 South, Range 3 East of the 6th P.M., Marion County, Kansas

TRACT 2 LOCATION: From HWY 50 at the east edge of Peabody, North 1 mile on Old Mill Rd to 80th St., 1/2 mile east to the property.

2019 REAL ESTATE TAXES: \$1217.52. **EARNEST MONEY:** \$25,000.

TRACT 3: DESCRIPTION: 80+- acres of tillable farm ground with blacktop frontage just north of Peabody. Another great opportunity for agriculture land investment with the added potential for a home building site!

LEGAL DESCRIPTION: North 1/2 of the Southeast 1/4 of Section 29, Township 21 South, Range 3 East of the 6th P.M., Marion County, Kansas.

TRACT 3 LOCATION: From HWY 50 on the west edge of Peabody, 1 1/4 mile north on Nighthawk Rd.

2019 REAL ESTATE TAXES: \$938.40. **EARNEST MONEY:** \$25,000.

TRACT 4: DESCRIPTION: 96.8+- acres tillable with blacktop frontage, making this property another great prospect to increase your existing farm operation, invest in land, or purchase a potential home building site!

LEGAL DESCRIPTION: North 1/2 of the Northwest 1/4 of Section 28, Township 21 South, Range 3 East of the 6th P.M., Marion County, Kansas, EXCEPT the Railroad Right of Way AND All that part of the South 1/2 of the Northwest 1/4 of Section 28, Township 21 South, Range 3 East of the 6th P.M., Marion County, Kansas, Lying East of the Railroad Right of Way.

TRACT 4 LOCATION: From HWY 50 on the west edge of Peabody, 1 1/2 mile north on Nighthawk Rd.

2019 REAL ESTATE TAXES: \$1190.24. **EARNEST MONEY:** \$25,000.

TRACT 5: DESCRIPTION: 151.7+- acres, nearly 100% tillable. This attractive tillable farm property lays really nice, falling in line with the previous tracts as a unique opportunity to purchase one or multiple tracts within such a close proximity to each other. Invest In Land and Agriculture!

LEGAL DESCRIPTION: Southeast 1/4 of Section 21, Township 21 South, Range 3 East of the 6th P.M., Marion County, Kansas, less Railroad Right of Way

TRACT 5 LOCATION: From HWY 50 at the east edge of Peabody, North 1 mile on Old Mill Rd (1/4 mile north of Tract 1).

2019 REAL ESTATE TAXES: \$2324.58.

EARNEST MONEY: \$25,000.

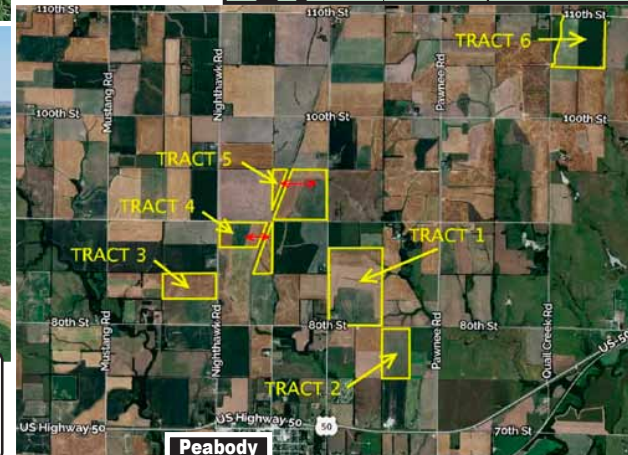
TRACT 6: DESCRIPTION: 136.5+- acres of nearly 100% tillable farm ground. Don't overlook this opportunity to Invest In Land!

LEGAL DESCRIPTION: Long exact legal, tract located in the Northwest 1/4 of Section 13, Township 21 South, Range 3 East of the 6th P.M., Marion County, Kansas. Call for details.

TRACT 6 LOCATION: From Peabody, 1 mile east to Pawnee Rd, 4 miles north to 110th St, 1 1/8 mile east to the property.

2019 REAL ESTATE TAXES: \$1628.02.

EARNEST MONEY: \$25,000.



TERMS: Earnest money is specified above for each tract and 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 1, 2020. 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.

JOE SUNDGREN
BROKER AND AUCTIONEER
316-377-7112

RICK REMSBERG
REALTOR
AND AUCTIONEER
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 AND AUCTIONEER
316-323-0218