

# 153.99 +/- ACRES IN MARION CO



# AUCTION



6:00 PM • THURSDAY, DECEMBER 14, 2023

*Seller: The Estate of Lyle D Jones*

**AUCTION LOCATION: THE AMERICAN LEGION, 401 MAIN ST, FLORENCE, KS 66851**



**AUCTIONEERS NOTE:** *It is a privilege to represent the Jones Family in the sale of this multi-use tract in Marion Co. This property has a good mix of cropland, pasture and waterways that have been hayed. Be sure to come and take a look at this property. We look forward to seeing you at the auction!*

FSA Farm Data (DCP Cropland Acres: 92.22)		
CROP	BASE AC	PLC YIELD
Wheat	35.48	42
Corn	11.98	84
Grain Sorghum	10.90	68
Soybeans	25.04	26
<b>TOTAL</b>	<b>83.40</b>	

**DIRECTIONS:** From the south, at 40th & Vista (3.25 mi west of US-77), go north on Vista for 2.5 mi to the SE corner of the property OR from the north, at Turkey Creek Rd & US-50 (4 mi west of Florence), go south on Turkey Creek for 1.4 mi to 80th, go east for 1.5 mi to Vista, go south for 1.0 mi to the NE corner of the property. Watch for signs.

**BRIEF LEGAL:** The NE/4 less ROW in S03-T22-R04E in Marion County, Kansas containing approx. 153.99 acres

**2022 TAXES:** \$1,445.50 **MINERALS:** Seller's minerals transfer to the buyer, there is one oil well on the property, it's current status is inactive, last production was in 2008, the current operator is Hett Oil & Gas LLC.

**DESC:** This multi-use tract is located in southeast Marion Co and has a lot to offer. The county shows a total of 153.99 acres with 83.31 dryland acres. These acres consist primarily of class 3 soils. There are good conservation practices in place with waters ways and terraces. The first crop plantings were corn and beans and are now planted to wheat. The seller will receive full possession of the cropland after the harvest of the wheat and will get the owners 1/3 share. There are 70.68 grass acres, with an approx 62 acres pasture on the west. The native bluestem and mixed grass pasture has been run with the pasture to the south. There is nice elevation change in the pasture and it is watered by 2 ponds, both have been dry with the current drought. Fences are below average with some electrical fence being used in places. Buyer will get full possession of the pasture at time of closing The balance of the grass is in waterways, most of which has been hayed. Whether you are an investor or an ag producer, come and see how this can work with your current operation!

**OPTIONAL ONLINE BIDDING:** This will be a live auction with the option to bid online through HiBid, call for details and see additional terms online.

**TERMS:** Earnest money due day of the auction will be \$50,000.00 made payable to Security 1st Title. The balance will be due in full at closing which shall be on or before Tuesday, January 17, 2024, at which time buyer will receive appropriate Deed. Title insurance and title company closing fees will be shared 50/50 between buyer and the seller. Seller will pay for 2023 and all prior years taxes. Buyer will receive the 2024 wheat rent and be responsible for all of the 2024 taxes. The buyer will receive full possession of the pasture at time of closing, and possession of the cropland after the harvest of the wheat. Seller's mineral rights will transfer to the buyer. All inspections must be done prior to the auction. The property is sold in "as is" condition, with no warranties or guarantees. Buyers must rely on their own knowledge or have inspections completed prior to the auction. All financing arrangements need to be made prior to the auction. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection. All information has been gathered from Marion Co sources and is deemed reliable but is not guaranteed. Boundary lines on maps, photos and videos are approximate and not survey accurate. All announcements made day of the auction take precedence over any advertisements.



**CHUCK MAGGARD**  
Sales/Auctioneer  
Cell: 620-794-8824

**GRIFFIN**  
Real Estate & Auction



**HEIDI MAGGAD**  
Broker

Office:  
305 Broadway,  
Cottonwood Falls, KS 66845  
Phone: 620-273-6421  
Fax: 620-273-6425  
griffinrealestateauction@gmail.com

