

158+/- ACRES OF MARION CO CROPLAND, BROME, NATIVE GRASS & STONE HOME

OPEN HOUSE SUNDAY 9-19 FROM 2-4PM

AUCTION

158.66 AC MARION CO.

6:00 PM • FRIDAY, OCTOBER 8, 2021

Sellers: Property of Terry Nelson and Sherry Nelson

AUCTION LOCATON: 213 W 6TH ST, LINCOLNVILLE COMMUNITY CENTER, LINCOLNVILLE, KS 66858



PROPERTY ADDRESS: 2444 250th, Lincolnvill, KS 66858

OPEN HOUSE: SUNDAY, 9/19/2021 FROM 2:00 - 4:00 PM

DIRECTIONS: From Lincolnvill, KS, go south on KS-56 for 3.8 miles, turn east onto 250th and continue for 0.9 mi to the property on the north side of the road. Watch for signs!

AUCTIONEER'S NOTE: Here is a diverse property with all kinds of opportunities! There are 158.66 acres of cropland, brome, and native grass with hunting potential, plus a home and outbuildings with just a mile of gravel. The stone ranch style home sits on top of a hill with a full walk out basement with beautiful views overlooking the valley below. Come see us at the open house on Sunday, 9/19 from 2-4pm or give us a call to schedule a tour of the property and see if this could be your dream property!

2020 TAXES: \$5,385.92

MINERALS: Sellers minerals transfer to the buyer, there is minimal production.

BRIEF LEGAL: The SW/4 of the SW/4 AND the E/2 of the SW/4 and the SW/4 of the SE/4 less ROW in Section 36, Township 18 South, Range 04 East of the 6th P.M., all in Marion Co, KS containing approx. 158.66 acres.

OPEN HOUSE DATE: Sunday, 09/19/2021 from 2:00 - 4:00pm

LAND: This property has it all with a nice mix of cropland, brome, pasture and hunting potential! The county shows 54.54 ac of cropland that is currently planted to corn, 34.2 acres of brome that are being hayed, with the balance being a mix of pasture and timber for wildlife habitat. The timbered area provides good cover for the deer with plenty of food sources close by. The pastures are watered by 3 ponds. Exterior fence on the property is avg or above avg and interior fences are a mix of avg fence to below avg with electric fence. There is minimal gas production on the property. FSA Information available upon request.

IMPROVEMENTS: The stone ranch style home was built in 1976 and offers 1,711 sq ft plus a full, partial finished walk out basement. There are 3 bedrooms, 3 baths, 2 fireplaces, vaulted ceilings, a primary bed with private bath, and an attached garage. What beautiful views, with the home sitting on the hillside overlooking the valley below. Outside there are several outbuildings, including a 40x60 barn built in 2008 with a concrete floor, tack room and options for 3 horse stalls with exterior pipe pens, a 60x120 barn built in 2007 with a finished area with plumbing plus a large dirt floor area currently used for livestock, and an 80x46 barn built in 1965 with concrete floors and plumbing. These improvements give you a ton of options for your dream horse property, a large workshop or storage, guest quarters, or your main headquarters! It's not every day you can find this much diversity with this size of tract!

TERMS: Earnest money due day of the auction will be \$40,000.00 made payable to Security 1st Title. The balance will be due in full at closing which shall be on or before Tuesday, November 23, 2021, at which time buyer will receive appropriate Warranty Deed. Title insurance and title company closing fees will be shared 50/50 between buyer and the seller. All inspections must be done prior to the auction. The property is sold in as is condition. Buyers must rely on their own knowledge or have inspections completed prior to the auction. Buyer will receive full possession at closing, if the 2021 corn crop has not been harvested, then possession for the cropland will be after it is harvested. 2021 taxes will be the responsibility of the seller and seller will keep the 2021 income. Property is sold in present condition with no warranties or guarantees. All financing arrangements need to be made prior to the auction. All information has been gathered from Marion Co sources and is deemed reliable but is not guaranteed. All announcements made day of the auction take precedence over any advertisements.

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