

155+/- ACRES OF CROPLAND, GRASS AND HOME IN MARION CO.



AUCTION



6:00 PM • THURSDAY, OCTOBER 28, 2021

Property of the Late Betty & Edward Stenzel (Nicole Stenzel)

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



PROPERTY ADDRESS: 1772 365th, Ramona, KS 67475

DIRECTIONS: The property borders the north side of Ramona, KS located on the north side of 365th/1/2 Mile Rd. (From Lincolnville, KS, go north on US-65/US-77 for 5.0 mi to Chicago Ave/340th St, turn west and continue for approx. 6.0 mi to Quail Creek Rd, turn north and continue for 2.5 mi to 1/2 Mile Rd/365th, turn west and continue for 0.5 mi to the homesite on the north side of the county road). Watch for signs!

**OPEN HOUSE:
SUNDAY, 10/10/2021
FROM 2:00 - 4:00 PM**

AUCTIONEER'S NOTE: Take a look at this opportunity to purchase cropland with some recreational possibilities and a home located on the edge of Ramona, KS. This is a great opportunity to live in the country without all of the gravel roads. With historically low interest rates and good commodity prices, now may be the right time to invest in land. Make your move to country living and invest in cropland to give you a return on your investment. Come see us at the open house on Sunday, 10/10 from 2-4pm or give us a call to schedule a tour of the property! We look forward to seeing you at the auction!

2020 TAXES: \$2,466.28

MINERALS: Sellers minerals transfer to the buyer, there is no production.

BRIEF LEGAL: The Northeast Quarter (NE/4) less ROW in Section 2, Township 17 South, Range 03 East of the 6th P.M., all in Marion Co, KS containing approx. 155.0 acres.

OPEN HOUSE DATE: Sunday, 10/10/2021 from 2:00 - 4:00pm

LAND: Here is a nice quarter with upland cropland, grass and a 2 1/2 story home. The county shows a total of 155.0 ac (110.87 dryland acre, 43.63 grass ac and a 0.5 ac homesite). The cropland acres consist primarily of class 3 soils and are currently planted to soybeans. Conservation practices are in place with terraces and waterways, with the waterways currently being hayed. The grass acres have not been grazed in some time. The fences are below avg with some areas not fenced. There is one pond that had water at the time of listing. The pasture is scattered with brush, which does provide good cover for wildlife, we have seen deer each time we walk the property. The balance of the grass acres are the homesite and a couple small hay meadows. FSA Information available upon request.

IMPROVEMENTS: The grand 2 story home sits on the south side of the property with several older outbuildings and a large barn. Built in 1900 this home offers 6 bedrooms, 1 bath and 1,750 sq ft of living space. There is CH/CA on the main floor, a full basement and the exterior was recently painted. You will enjoy the large front porch, fenced in front yard and all of the architectural details. This home is ready for some updating, but what a great place to start and make it your own. Outside there are several older outbuildings and a large barn, some have been used to store equipment, as garages and as a shop. The property offers a lot of opportunities and being located on the edge of Ramona, you get to enjoy country living without all of the gravel roads!

TERMS: Earnest money due day of the auction will be \$35,000.00 made payable to Security 1st Title. The balance will be due in full at closing which shall be on or before Tuesday, December 14, 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, or possession of the cropland after the beans are harvested if later than the closing date. 2021 taxes will be the responsibility of the seller, and seller will retain 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.

Griffin Real Estate & Auction

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

RICK GRIFFIN
Assoc. Broker
Auctioneer



305 Broadway
Cottonwood Falls, KS 66845
Phone: 620-273-6421
Fax: 620-273-6425
Toll Free: 1-866-273-6421
griffinrealestateauction@gmail.com

