

314.68 +/- ACRES OF PASTURE & CROPLAND IN MARION CO.



AUCTION



6:00 PM • THURSDAY, FEBRUARY 24, 2022

Sellers: Family of the late Harold Woerz

AUCTION LOCATION: THE MARION CO LAKE HALL, 1 OFFICE DR., MARION, KS 66861



AUCTIONEERS NOTE: We have the privilege to represent the Woerz Family in the sale of this Marion Co half section. This diverse tract is located on the edge of the Flint Hills and offers you cropland, pasture and brome with an opportunity to break out some more tillable acres. The pasture could also be used to winter cattle with Martin Creek running through the northeast corner, and also offers you some recreational options. Come and see how this property can work for you!



DIRECTIONS: From Marion, KS, go east on US-56 for 2.9 mi to the roundabout and go south on US-77 and continue for 3.0 mi to 170th St, turn east and continue for 1.0 mi to Wagonwheel Rd, go south for 0.5 mi to the NW corner of said property on the east side of the road. Watch for signs.

BRIEF LEGAL: S/2 of Sec 13, Twp 20S, Rge 04E of the 6th P.M. less ROW in Marion Co, KS.

2021 TAXES: \$1,584.42 **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

DESC: This half section has something for everyone. The county shows a total of 314.68 ac. (40.68 dryland, 274.0 grass). There are 40.68 ac of cropland in the northwest corner of the property and consists of mainly class 3 soils. Plus an approx. 74 acres that are in brome, these acres could continue to be hayed, or they present an opportunity to break them out and expand your cropland. There are approx. 194 acres of native and mixed grass currently ran in 2 pastures, approx. 133 acres and 61 acres. They are watered by 3 ponds and Martin Creek. Exterior fences are in average to above avg cond with some new fence in the northwest. Double stock these pastures or winter cattle year-round, there is good protection around Martin Creek and would be a good water source in the winter. These acres also provide some recreational value with deer and wildlife.

TERMS: Earnest money due day of the auction will be \$60,000.00 made payable to Security 1st Title. The balance will be due in full at closing which shall be on or before Thursday, March 24, 2022, 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, 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. Buyer will receive full possession at closing, there is no ag lease on the property. Early possession will be discussed to qualified buyers for preparing for the 2022 season. 2022 taxes will be the responsibility of the buyer. 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.



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