

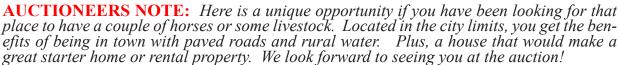


6:00 PM • THURSDAY, DECEMBER 7, 2023

Seller: Property of Ben Calvert

**AUCTION LOCATION: RAMONA CITY HALL, 212 D ST, RAMONA, KS 67475** 







ADDRESS: 00000 1st, Ramona, Kansas 67475, located on the southwest side of Ramona

**BRIEF LEGAL:** Contact listing agent for legal description

**2022 TAXES:** \$129.22 **MINERALS:** Seller's minerals transfer to the buyer, there is no production. **DESC:** What a unique opportunity! If you have been searching for a place to have a couple of horses or livestock, cut some hay or build a home or shop, take a look at this property. 22.3 acres on the edge of Ramona with electricity and rural water in place. There is an approx. 5 ac pasture on the south with good fence and water for livestock, approx. 15 acres of clean native and mixed grass that has been haved and the balance is grass and improvements, with a smaller shed and a couple of grain bins. This tract is located in the city limits of Ramona. The portable panels and equipment are not included in the sale of the real estate.

## TRACT #2: 1.44 +/- Acres in Marion County

**ADDRESS:** 00000 4th, Ramona, Kansas 67475, located just north of Tract #1

BRIEF LEGAL: Lots 15-28 inclusive, Block 3, Noll's Second Addition to Ramona, Marion Co, Kansas

**2022 TAXES:** \$12.90 **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

**DESC:** Located just north of Tract #1, this 1.44 acre tract is in the city limits if Ramona. With a good stand of grass, this tract offers a lot of options. A potential building site for a house or a shop, put up fence for livestock or start to hay the property. The lot measures 180 feet by 350 feet. Be sure to take a look at this unique opportunity!

# TRACT #3: 3 bed, 1 bath home in Ramona

**ADDRESS:** 211 N B, Ramona, Kansas 67475, located on the east side of Tract #1

BRIEF LEGAL: Lots 1, 2, 3, 4, 5; and 6, Block 19, Original Town of Ramona, Marion Co, Kansas

**OPEN HOUSE:** Sunday, 11/26/2023 from 2-3pm **2022 TAXES:** \$487.34

**DESC:** This property would work great as a starter home or a potential income property. It borders the east side of Tract #1 and the two could pair up nicely. This Bungalow style home was built in 1903 and offers 1,305 sq ft with 3 bedrooms and 1 bath. Located on a 140 x 150 ft lot, there is a small garage, central heat and updated windows. Flooring and light fixtures have been updated in the last year. Call to schedule a showing, the property is being sold as is, all inspections must be completed prior to the auction.





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TRACT #3 OPEN HOUSE Sunday, 11/26/2023 from 2-3pm

TERMS: Earnest money due day of the auction will be \$5,000.00 (Tract #1), \$1,500 (Tract #2), \$2,000 (Tract #3) made payable to Security 1st Title. The balance will be due in full at closing which shall be on or before Tuesday, January 21, 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. Taxes will be prorated to the date of closing. The buyer will receive full possession at time of closing. 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

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