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12.34 +/- Acres in Marion Co

OPEN HOUSE
Friday, 9/25
Sunday 9/27

AUCTION

MARION CO
12.34 ac
w/ Home

6:00 PM • TUESDAY, OCTOBER 13, 2026

Seller: The Edna F. Andres Trust & The Eldon Andres Trust

AUCTION LOCATION: 1661 90th (ON-SITE), Peabody, KS 66866

AUCTIONEERS NOTE: *It is an honor to represent the Andres Family in the sale of this unique 12.34± acre property in Marion County. Located just 3.5 miles from Peabody, Kansas, this property offers a great mix of country living, recreation, and convenience, with less than 2.5 miles of gravel road. The property features a ranch-style home, multiple outbuildings, a pond, timbered habitat, abundant wildlife, and plenty of space to enjoy the outdoors. Whether you are looking for a small acreage, country home, recreational property, or a place with room to spread out, this property offers plenty of possibilities. Come see this property for yourself at one of our Open Houses. We look forward to seeing you at the auction!*

PROPERTY ADDRESS/DIRECTIONS: 1661 90th, Peabody, KS 66866, from Peabody, KS, go east on US-50 for 1.0 mi to Pawnee Rd, then go north for 2.0 mi to 90th Rd, then go west for 0.4 mi to the property on the south side of the road. Watch for signs!

BRIEF LEGAL: A 12.34 ac tract in the NE/4 of S27-T21S-R03E in Marion Co, KS (see survey for full legal)

2025 TAXES: $3,475.00 (estimate) **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

OPEN HOUSE DATES: Friday, 9/25/26 from 4-6pm AND Sunday, 9/27/26 from 2-4pm (or any time by appointment)

DESC: Properties offering this combination of privacy, acreage, improvements, and recreation don't come along often. This 12.34± acre property offers your own little piece of the country with privacy, space, recreation, wildlife, and plenty of possibilities. The home sits back off the road, giving you a great sense of privacy and seclusion, yet you are only 2.5 miles from Highway 50, providing convenient access to Newton, Wichita, and El Dorado. The ranch-style home was built in 1969 and offers 4 bedrooms, 2 full baths, 1,826 sq. ft. on the main floor, a full unfinished basement, and an attached 2-car garage. You will appreciate the new roof and gutters, backup generator, fireplace, office, rural water, central air, radiant ceiling heat, updated kitchen, and the abundance of outdoor space. The 12.34± acres also offer plenty to enjoy outdoors, with a timbered seasonal creek and pond providing excellent wildlife habitat. Whitetail deer can often be seen moving through the property, including some nice bucks right in the yard. Whether you enjoy hunting, wildlife watching, or simply having room to roam, this property provides a great setting to enjoy the outdoors. Several outbuildings add even more versatility and potential. Improvements include a 120' × 50' shed with a gravel floor, a 104' × 40' building with concrete floors that was formerly part of a dairy operation, and an additional building that could serve as an office, studio, workshop, or hobby space. With a comfortable home, multiple outbuildings, recreational opportunities, wildlife habitat, privacy, and a convenient location, this property offers a combination that is becoming increasingly difficult to find. Come take a look and see for yourself all this property has to offer!

OPTIONAL ONLINE BIDDING: This will be a Live Webcast Auction with pre-bidding available via internet prior to sale time. At 6pm on 10/13/2026, the auction will close at live auction with Live internet bidding allowing online bidders to watch and bid in real time along with the live auction. Bidding available through HiBid, call for details and see additional terms online.

TERMS: Earnest money due day of the auction will be $10,000.00 made payable to Security 1st Title - Marion. The balance will be due in full at closing which shall be on or before Tuesday, November 24, 2026, 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. 2026 Taxes will be prorated to the date of closing. The buyer will receive possession of the property at closing, there are no leases in place. Seller's mineral rights will transfer to the buyer, there is no production. 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. Visit our website for more photos and videos!

EQUIPMENT (will sell after the real estate): Grasshopper 725D ZTR Mower, Powerfold, Duramax Professional Cut 61, Diesel, 743-hrs; John Deere Gator TH 6x4 w/ Power Dump Bed, Gas, 757.2-hrs; 2017 Buick Verano Sport Touring, 2.4L, gas, auto, 43,238-mi; John Deere 3033R Tractor w/ JD H160 Loader, Cab w/ Heat and AC, Diesel, MFWD, PTO, 3-pt, Hydro, 249.2-hrs; Frontier RB2060 60: Rear Blade, 3-pt; Frontier BB2048L 48" Box Blade, 3-pt; Bush Hog RDTH72 3-pt Finish Mower; items will sell after the real estate and will be offered both online and at the live auction.

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Sunday, 9/27/26 from 2-4pm

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