



GRASSLAND AUCTION

LEPPKE REALTY & AUCTION

Friday, September 16, 2022 • 10:00 am

Sale held at the Marion County Lake Hall, 1 Office Drive, Marion, KS 66861

308.72 Acres Marion County Grassland

Legal Description: The west one-half of Section 36, Township 19 South, Range 5 East (W/2 36-19-5) Marion County KS.

Land Location: From Jct. Hwy 56 /77 2 miles East of Marion (Roundabout), go 7 miles East on Hwy 150, OR from Jct. Hwy 50/150 South of Elmdale, KS. 9 miles west on Hwy 150.

Land Description: A quality native grass pasture located on the Marion County/Chase County line. Hwy 150 runs along the North boundary and a good county gravel road is along the west giving good access to this pasture in any conditions.

The pasture is open and clean with no brush and trees with the exception of a few stray mature trees.

The terrain is gentle rolling and can be driven with a low profile car.

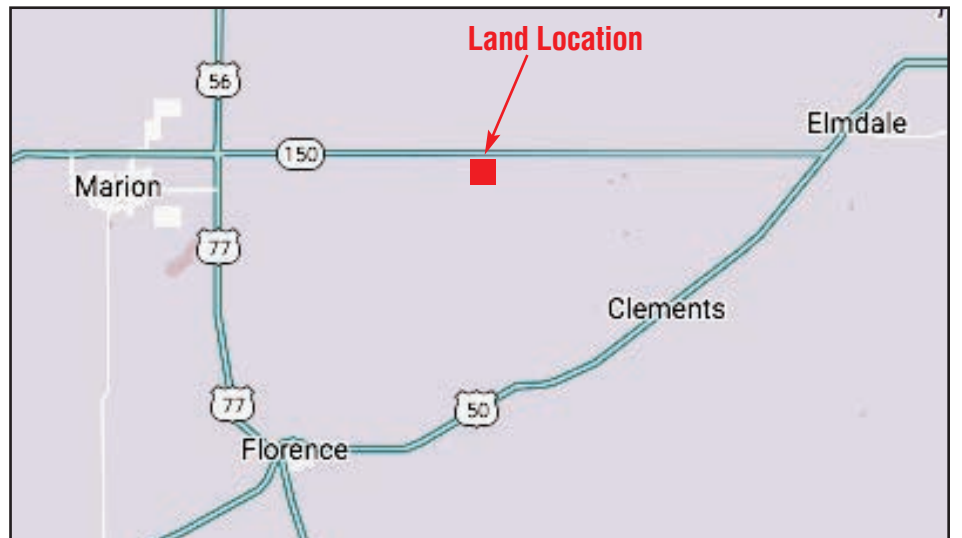
Fences are primarily 5 and 6 wire with a small stretch of 4 wire. The entire east line has near new 6 wire fence with pipe bracing.

There are 2 ponds for watering livestock in addition to a well with solar pump and stock tanks that is located in the west central area with easy access from the road.

Possession: Following the 2022 grazing season and upon full settlement.

Auctioneers Note: This is an exceptional pasture in the western Flint Hills having easy and good access. The land lays so well you can drive your car to check on livestock. The native and mixed grasses show care in stocking rates. A good water well with solar pump gives you options for various seasonal uses. This is a nice size pasture to add to and expand any operation!! See you at the auction!!

TERMS: \$50,000.00 earnest money day of sale payable to Security First Title Company. The balance will be due in full at closing which shall be on or before October 17, 2022. Title insurance and closing fees will be divided equally between buyer and seller. 2021 taxes were \$938.72. 2022 taxes will be paid by seller. All financing arrangements and /or inspections must be made prior to the auction. The property is being sold in an "AS-IS" condition and is not subject to financing or appraisal. All information is gathered from Marion County sources and is deemed reliable but not guaranteed. Statements made day of sale take precedence over any advertisements, printed material or previous statements. Leppke, Inc. is the agent of the Seller.



Go to www.leppke.com for more pictures, terms and information.

Seller: Amber N. Moore

www.leppke.com

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