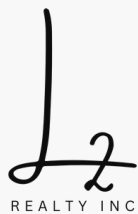


Peters Auction  
0000 West Virginia  
Moran, KS 66749

**\$99,999,999**  
60± Acres  
Allen County



**Peters Auction**  
**Moran, KS / Allen County**

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**SUMMARY**

**Address**

0000 West Virginia

**City, State Zip**

Moran, KS 66749

**County**

Allen County

**Type**

Farms

**Latitude / Longitude**

38.025387 / -95.135726

**Acreage**

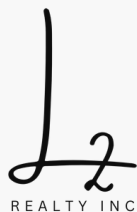
60

**Price**

\$99,999,999

**Property Website**

<https://l2realtyinc.com/property/peters-auction-allen-kansas/53192/>



### **PROPERTY DESCRIPTION**

Step into a world of tranquility on 60 acres of pristine land in Allen County, Kansas, where nature's gentle touch invites you to unwind and reconnect. I'm Andrew, your guide from L2 Realty, and today, we're privileged to showcase this slice of paradise alongside the esteemed landowner, Mark, and his wife Virginia.

Over two decades ago, Mark and Virginia stumbled upon this haven, seeking a tranquil escape. They discovered a harmonious blend of 30 acres of lush grasslands and 30 acres of majestic woodland, cradled by the gentle embrace of Little Osage River that wraps around the property. Nature enthusiasts note this land is teeming with life, with sightings of up to 25 to 30 turkeys at a time and deer wandering its verdant trails or using the foodplot.

But wait, there's more! Nestled within this idyllic landscape are two serene ponds, lovingly crafted by owners three years into their stewardship. The West Pond and the East Pond offer not just a scenic vista but also serve as a playground for boating enthusiasts, with a small two-person scamp boat ready to grace their tranquil waters.

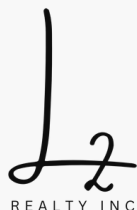
For those with a green thumb, indulge in the orchard at the property's rear, boasting a bounty of fruit trees including apple, cherry, and persimmon. And for the discerning hobbyist, a 30x40 barn awaits, accompanied by a cozy lean-to greenhouse for nurturing your botanical passions. Garden space could but utilized almost anywhere on the property, but you will be able to get an early start with the south-facing greenhouse.

Privacy? It's not just a feature; it's a way of life here. Accessible yet discreet, finding your way to this haven might require a good memory, but rest assured, the tranquility you'll find is worth every twist and turn. The thick trees along the road provide a nice screen from the road, you can not see the road from the building. When the sun goes down get the firepit and smores ready, don't forget to look up and check out the stars. The open grassland is a great spot to catch the next meteor shower.

With three generations having enjoyed the solace of this land, Mark and Virginia now seek a worthy steward to carry on its legacy. Whether you're drawn to its abundant hunting opportunities or simply seeking refuge from the hustle and bustle of city life, this is your chance to own a piece of Southeast Kansas's finest.

Join us for the online auction and seize the opportunity to become the custodian of this enchanting retreat. Mark's dream is for someone to embrace and preserve what he and Virginia have nurtured for so long. Will you be the one to carry the torch? Take your chance to make this dream yours.

- 60 acres of pristine land in Allen County, Kansas
- Owned by Mark and Virginia for over two decades, seeking a peaceful escape
- 30 acres of grasslands and 30 acres of woodland, bordered by the Little Osage River
- Abundant wildlife sightings, including turkeys and deer
- Two serene ponds perfect for boating fishing and relaxation
- Orchard with apple, cherry, and pear trees
- 30x40 barn with lean-to greenhouse for storage and gardening
- Privacy is ensured by discreet access and natural screening
- Ideal for stargazing and enjoying meteor showers
- Seeking a worthy steward to carry on its legacy
- Online auction opportunity to own this enchanting retreat



- 77 miles from Olathe, KS
- 22 miles from Iola, KS
- 76 miles from Lawrence, KS
- 36 miles from Fort Scott, KS

### **Auction Terms (Online)**

ONLINE ONLY. Bidding will open at 10:00 AM on 4/18/2024 and close at 7:00 PM on 4/18/2024 or once no additional bids have been placed for 3 minutes. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids.

There will be a 10% buyer premium added to the high bid to determine the contract price. The closing fee and title insurance fee will be split 50/50 between the seller and buyer.

The property is selling subject to a reserve.

Bids submitted shall be "firm bids" available for the seller's acceptance and without contingencies. Interested buyers need to view the property before the date of the auction and have financing approval along with any inspections performed before bidding.

Final sales price will be calculated by 60 times the final bid.

Upon acceptance of a bid by the seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to the seller's agent within 24 hours of the close of the auction. The earnest deposit of 10% of the final sale price will be tendered to Security 1st Title within five (5) days of notification and acceptance. The remaining balance is due at the time of closing.

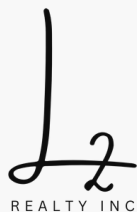
Closing of the sale bid purchase will be conducted on or before 5/20/2024 at which time the seller shall deliver possession.

Selling is subject to easements, restrictions, roadways, and rights of way. Preliminary title work included.

Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only.

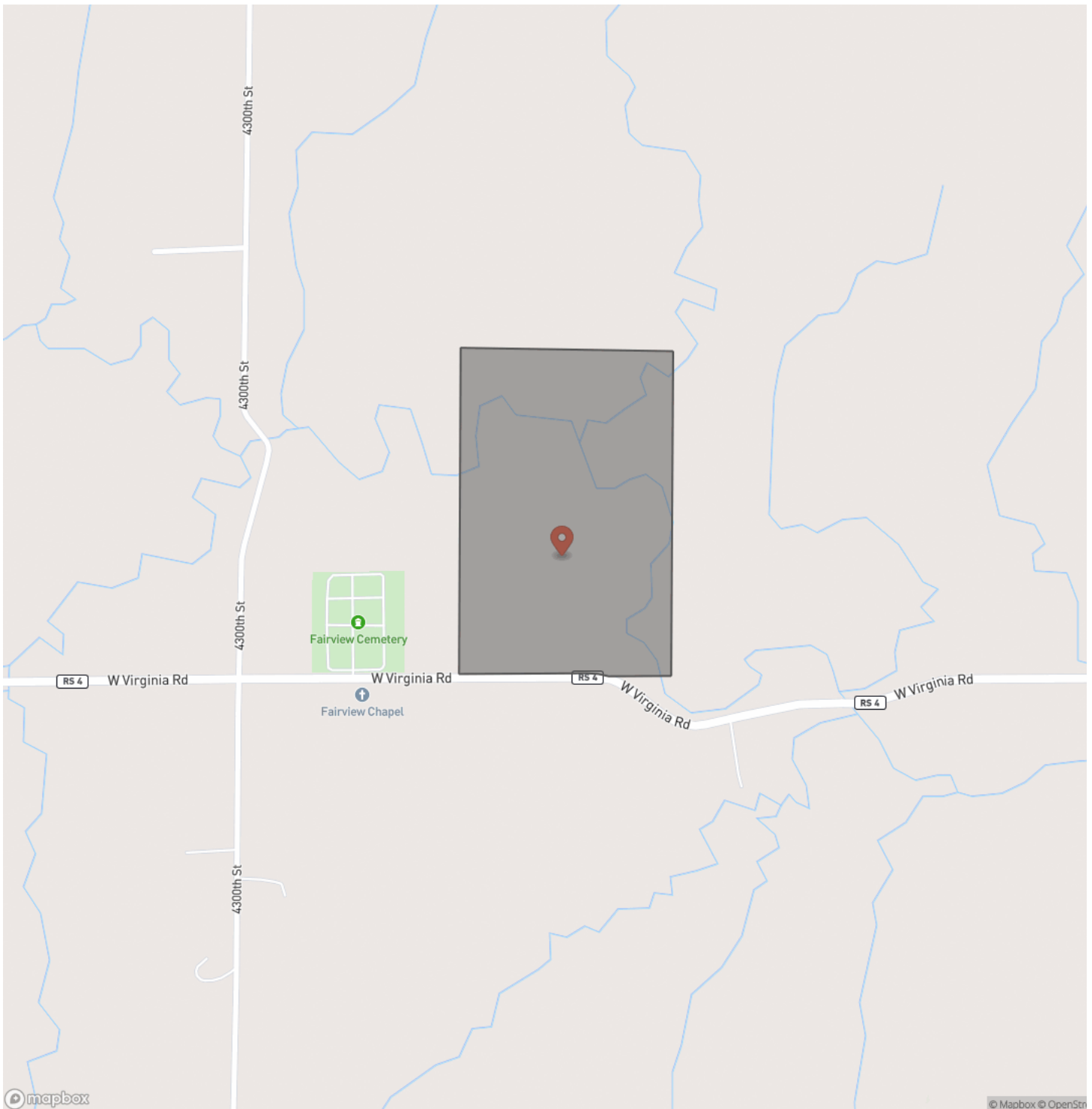
Property is selling "as is" condition and is accepted by the buyer without express or implied warranties.

All terms announced on the day of the auction take precedence over any other advertising.

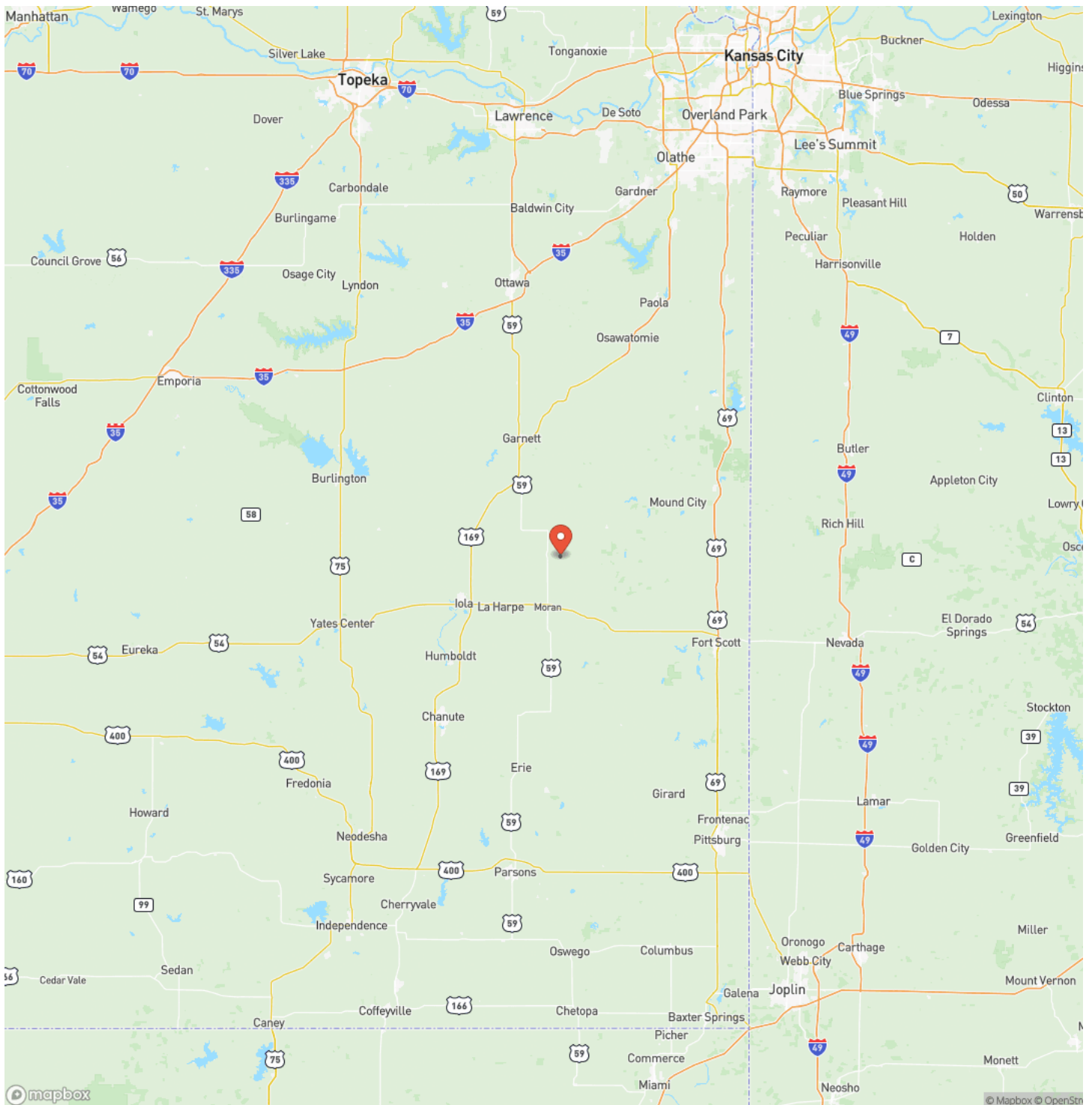




## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Andrew Kattenberg

## Mobile

(620) 313-0783

## Office

(620) 313-0783

## Email

akattenberg@l2realtyinc.com

### Address

## City / State / Zip

Cherryvale, KS 67335

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

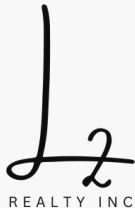


**l2realtyinc.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**L2 Realty, Inc - Land and Lifestyle Properties**

**4045B CR 3900**

**Independence, KS 67301**

**(620) 577-4487**

**[l2realtyinc.com](http://l2realtyinc.com)**

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