

Schlegel auction 2  
0000 CR 6400  
Neodesha, KS 66757

**\$1**  
32± Acres  
Montgomery County



**Schlegel auction 2**  
**Neodesha, KS / Montgomery County**

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**SUMMARY**

**Address**

0000 CR 6400

**City, State Zip**

Neodesha, KS 66757

**County**

Montgomery County

**Type**

Farms

**Latitude / Longitude**

37.367977 / -95.70305

**Acreage**

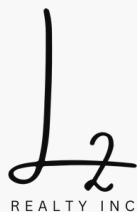
32

**Price**

\$1

**Property Website**

<https://l2realtyinc.com/property/schlegel-auction-2-montgomery-kansas/53088/>





**PROPERTY DESCRIPTION**

The farmland is rented for the year 2024.

Introducing 32 acres of prime farmland with a picturesque pond, where opportunity meets tranquility in a harmonious blend. This expansive parcel of land offers endless possibilities for agricultural pursuits, from farming to livestock grazing, with fertile soil ready to nurture your dreams.

Nestled within this beautiful setting lies a serene pond, providing a scenic focal point and a source of many memories to be had. Whether you're a seasoned farmer looking to expand your operations or an aspiring homesteader seeking a rural retreat, this property offers the perfect canvas to cultivate your vision. This pond could easily be named Seashell Beach because of all the shells on the north end. Spend the day casting a line or having a beach campfire. Either way you're sure to enjoy everything this area of the property has to offer.

With ample acreage at your disposal, you'll have the freedom to explore a variety of agricultural ventures, from cultivating crops to raising livestock. The possibilities are limited only by your imagination.

Located at the end of a dead-end road, yet conveniently accessible via paved roads, this property offers the best of both worlds: seclusion and convenience. Whether you're seeking a retreat from the hustle and bustle of city life or a productive farmstead to call home, this is your opportunity to make your rural dreams a reality.

Don't miss out on this rare opportunity to own a piece of paradise, where fertile farmland and serene surroundings converge to create the perfect backdrop for a life well-lived. Welcome to your slice of agricultural heaven.

- 32 acres of prime farmland with a picturesque pond, offering endless possibilities for agricultural pursuits
- Serene pond nestled within the property, providing a scenic focal point and source of recreation
- Ideal for farming, fishing, or homesteading ventures
- Fertile soil ready to nurture your agricultural dreams
- Plenty of space to explore and cultivate your vision
- Pond features shells on the north end, perfect for beachside activities like fishing or campfires
- Conveniently located at the end of a dead-end road, offering both seclusion and accessibility
- Perfect retreat from city life or productive farmstead to call home
- Rare opportunity to own a piece of paradise where fertile farmland and tranquil surroundings converge

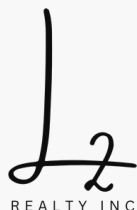
**ONLINE ONLY.** Bidding will open at 10:00 AM on 4/11/2024 and close at 7:15 PM on 4/11/2024 or once no additional bids have been placed for 3 minutes. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids.

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.

32 times the final bid will calculate the final sales price.



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 in the amount 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.

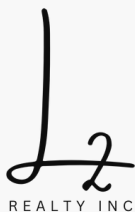
Closing of the sale bid purchase will be conducted on or before 5/14/2024 at which time the seller shall deliver possession.

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

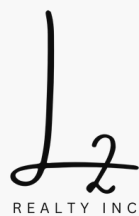
Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only.

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

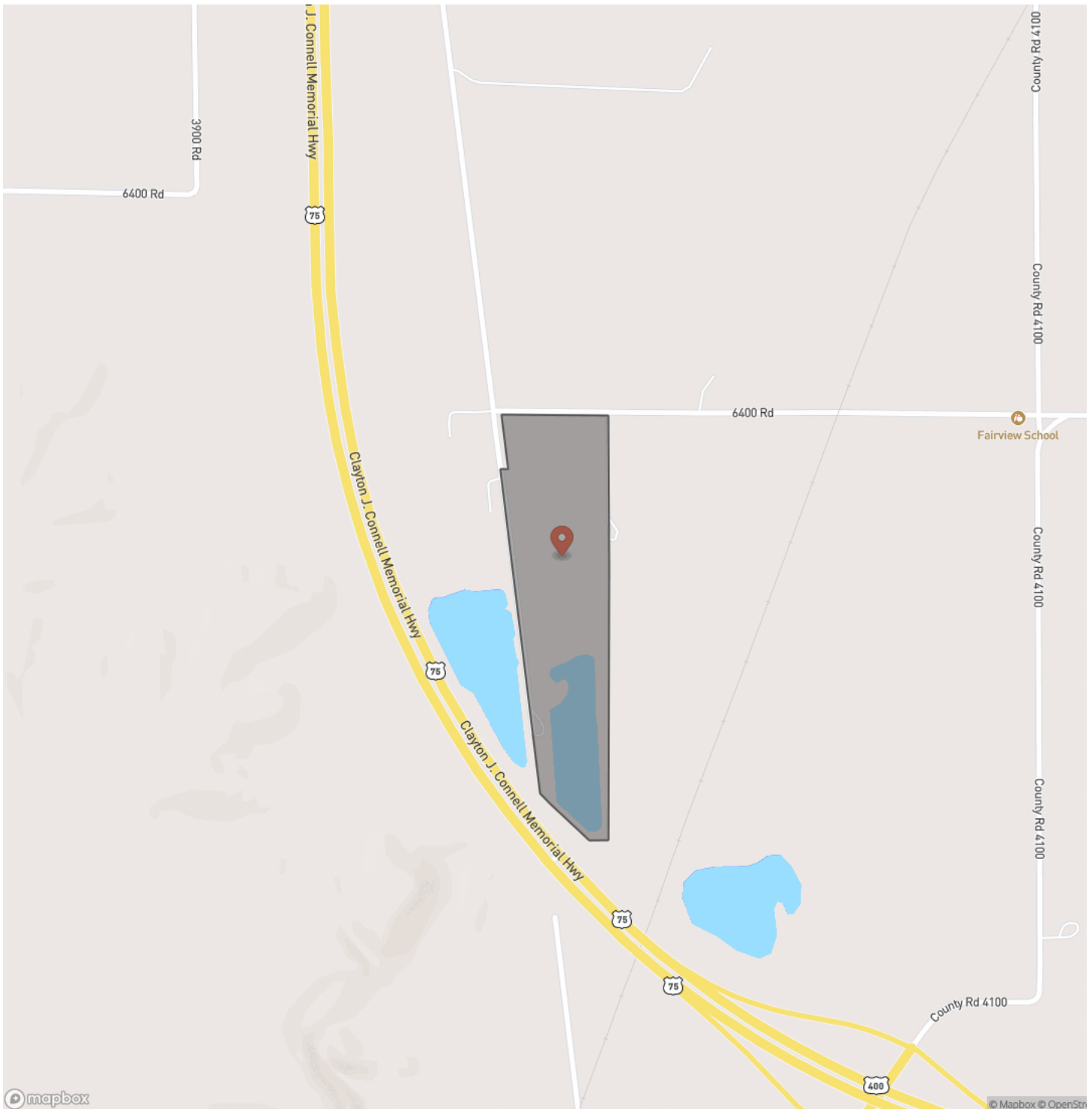
All terms announced on the day of the auction take precedence over any other advertising.



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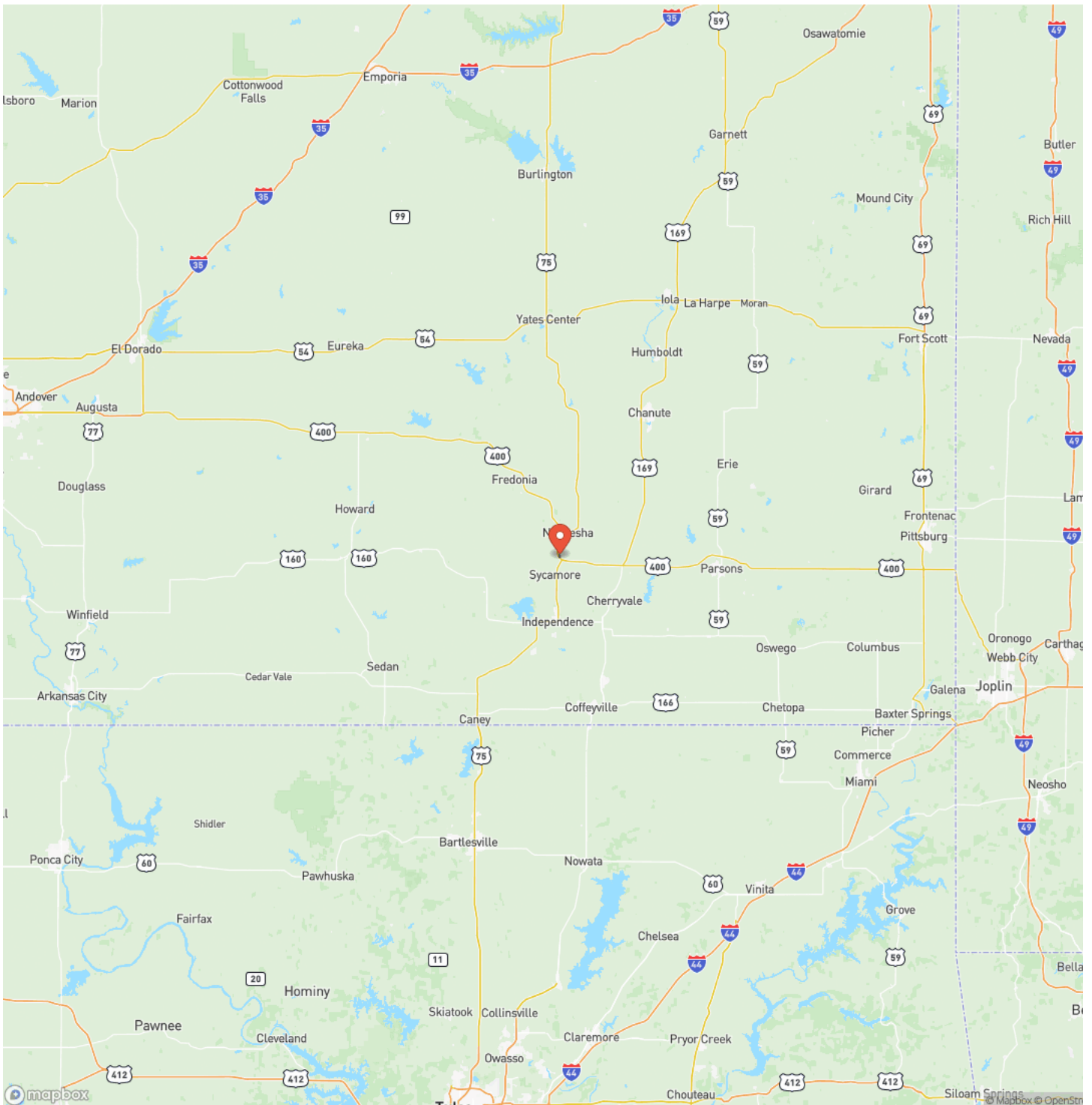


## Locator Map





## Locator Map



## Satellite Map







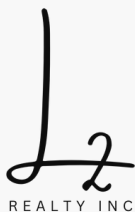
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## **DISCLAIMERS**

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

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