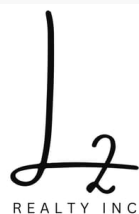
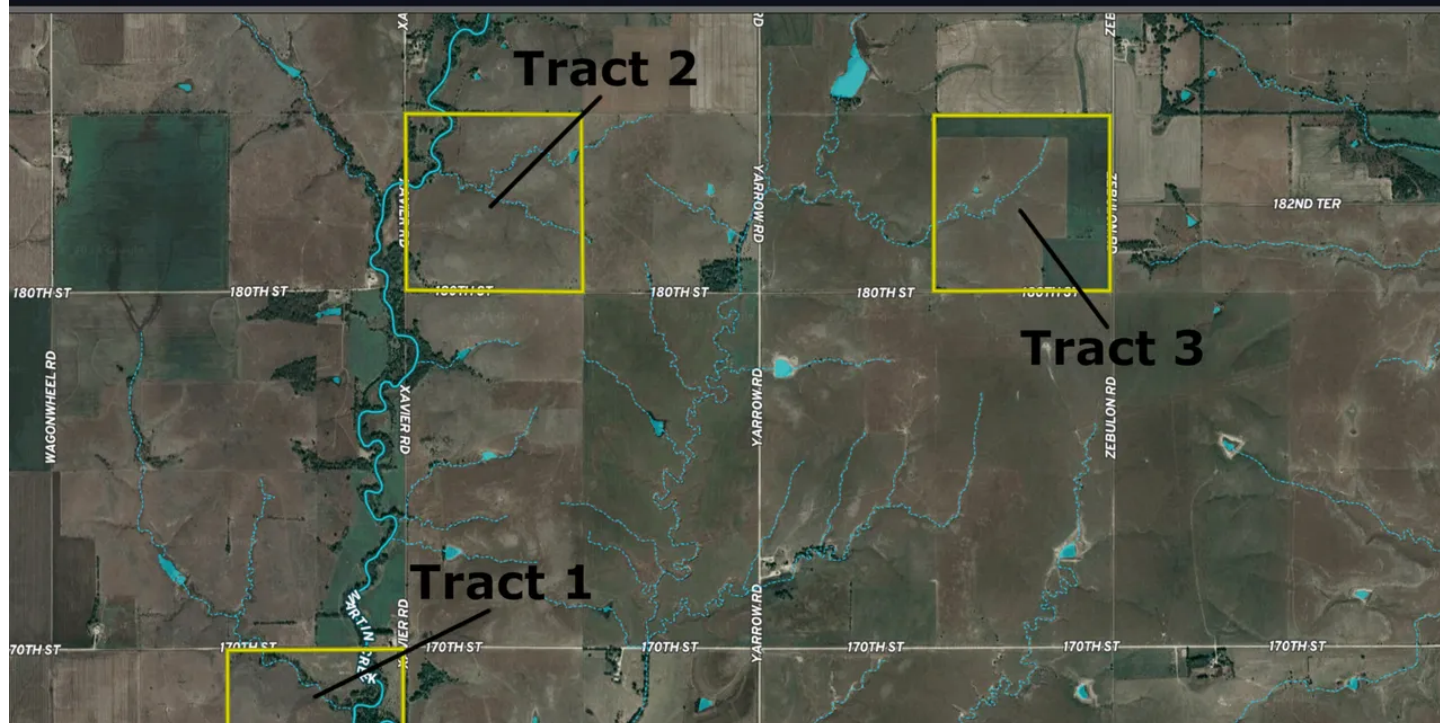


Flint Hills Grazing and Recreation Auction in Marion
County
Marion, KS 66861

\$799,999
394.600± Acres
Marion County

HYBRID AUCTION

— October 29th —



MORE INFO ONLINE:

L2realtyinc.com

Flint Hills Grazing and Recreation Auction in Marion County Marion, KS / Marion County

SUMMARY

City, State Zip

Marion, KS 66861

County

Marion County

Type

Undeveloped Land, Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

38.336853 / -96.924727

Acreage

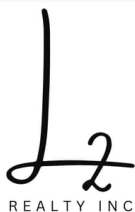
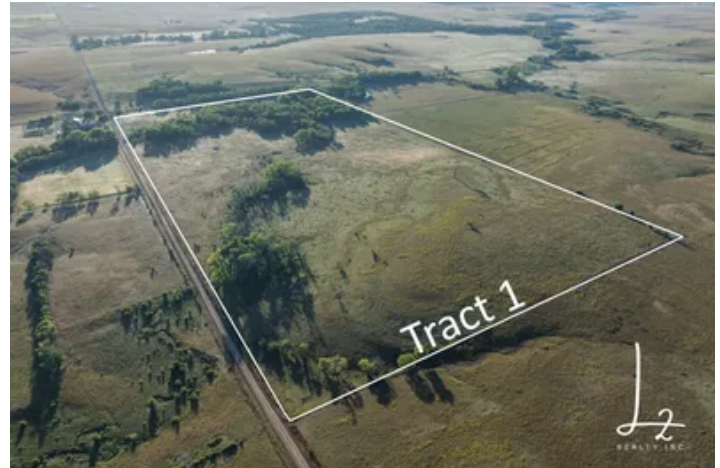
394.600

Price

\$799,999

Property Website

<https://l2realtyinc.com/property/flint-hills-grazing-and-recreation-auction-in-marion-county-marion-kansas/64908/>



Flint Hills Grazing and Recreation Auction in Marion County Marion, KS / Marion County

PROPERTY DESCRIPTION

Property Description:

LIVE AND ONLINE AUCTION

PROPERTIES: 78.4, 158.8, and 157.4 +/- Acres in Marion County, Kansas near Marion

AUCTION DATE: October 29th, 2024 at 6 PM Central

AUCTION LOCATION: The Historic Elgin Hotel at 115 Third, Marion, KS 66861

On behalf of the Harold Woerz Revocable Trust, L2 Realty introduces an exceptional opportunity to invest in native Flint Hills pasture, creek timber, and tillable acreage in Marion County, Kansas. Near the Marion and Florence communities, these three parcels encompass approximately 394.6 +/- total acres. This multi-parcel auction presents an excellent land investment opportunity in the famed Flint Hills of Kansas!

Tract 1: This is the hunting gem of the three parcels! 78.4 +/- acres of Martin Creek timber and native warm season grasses. White-tailed deer and Eastern turkey are present on this property throughout most of the year. The creek holds water year-round plus there is also a great producing solar water well in the northern pasture portion of the property. This tract will surely have excellent rut hunting for archery hunters in November. Fully fenced, livestock can be grazed on this parcel if desired. If cattle grazing isn't your thing, the native grass can be allowed to grow tall and thick providing additional bedding cover for deer. Several areas along the creek have fertile, Class 1 Reading silt loam soils that could be converted into food plots to further improve the wildlife habitat. **S13, T20, R04, Acres 78.4, N/2 Ne/4 Less Row**

Tract 2: This is the true Flint Hills grazing parcel of the three! Native warm-season grasses are present across the entire 158.8-acre quarter section. Water sources for livestock include a ¾-acre pond on the northeast corner, live creek on the northwest corner, and a shared solar water well on the east property boundary. In the southwest corner, old working pens are still intact along with limestone barn structures from centuries past. Perimeter fencing is present on the entire parcel and cattle have been summer grazed historically. Not to be ignored, the northwest corner has roughly 15 acres of mixed creek timber that will provide deer and turkey hunting opportunities once cattle are pulled off. **S06, T20, R05, Acres 158.8, Sw/4 Less Row**

Tract 3: Grass pasture and tillable acreage make this a nice mixed use quarter section! Native warm-season grasses are present on roughly 97 fenced acres of the 157.4 total acres on this parcel. With a ½-acre pond and a windmill-powered well, water sources are plentiful for livestock. The remaining 60 acres are currently in smooth brome used for hay production but could be planted to row crops like soybeans, milo, corn, or wheat. This portion of the property is composed of Class 3 Irwin silty clay loam and a small amount of Labette silty clay loam. These same soils are present on an additional 45-50 acres in the pasture providing the opportunity to break out more crop production acreage if so desired. **S05, T20, R05, Acres 157.42, Se/4 Less Row**

These three properties are set to be auctioned off on October 29th, 2024 at the Historic Elgin Hotel in Marion, Kansas at 6 PM CST. Contact us now for more information and to participate in this exciting auction event. Bidding will occur online and in-person the evening of the auction. Join us at the venue to discuss local real estate and enjoy some refreshments!

Please call or email the listing agent, Tyler Gentry, at [\(316\) 641-3173](tel:3166413173) or tgentry@L2realtyinc.com to set up your private showing of this property!

394.6 +/- Total Acres

Three Diverse Parcels

Native Flint Hills Pasture



High-Quality Cattle Grazing

Fillable and Hay Acreage

Martin Creek Timber

Deer and Turkey Hunting

Gravel Road Access

Near Marion and Florence Communities

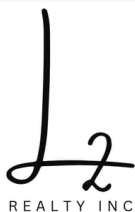
10 minutes to Marion, KS

10 minutes to Florence, KS

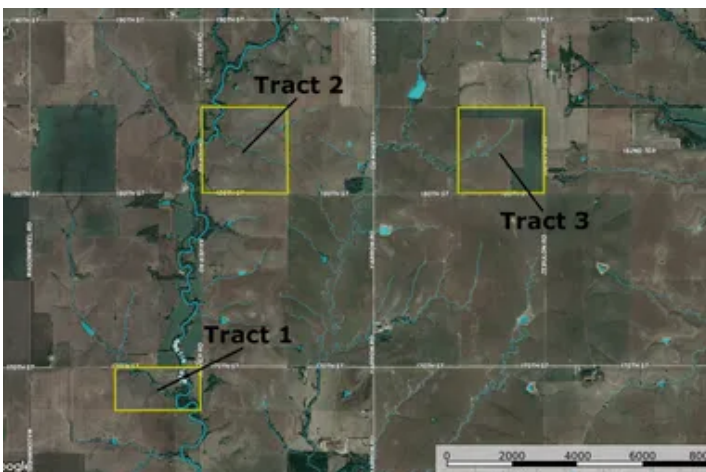
35 minutes to Newton, KS

1 hour to Downtown Wichita, KS

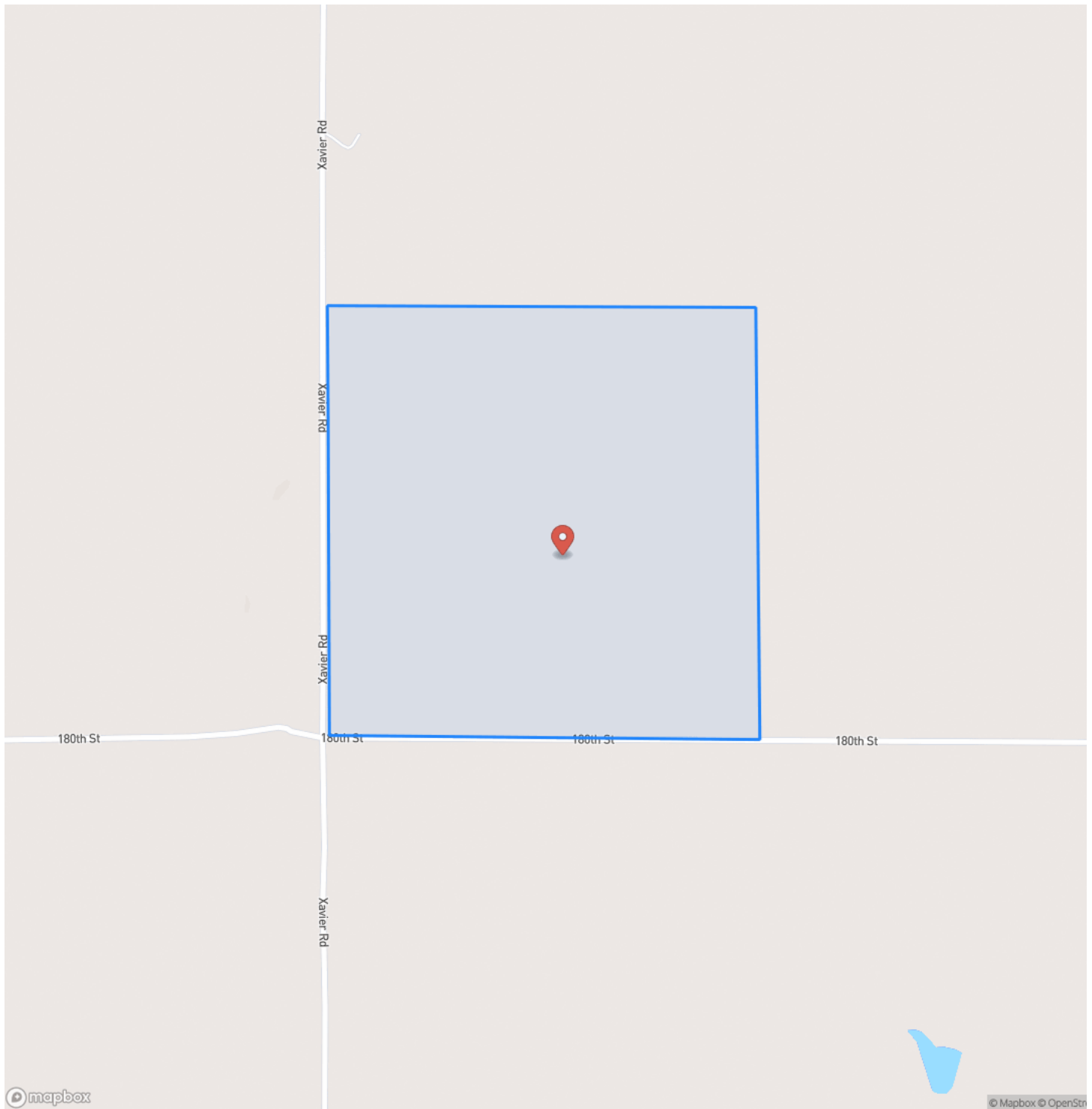
TERMS: Online bidding will open at 10 AM on October 29th, 2024 and the live auction will start at 6pm on October 29th, 2024. Bidding will be conducted in-person, online, or by phone. Bids will be placed by the acre. Final sales prices will be calculated by 78.4, 158.8, and 157.4 times the final bid. There will be a 10% buyer's premium added to the high bid to determine the contract price. 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 sellers' acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding. Upon acceptance of a bid by 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 money deposit in the amount of 10% of the final sales price will be tendered to Security 1st Title within five (5) days of notification and acceptance. Remaining balance due at the time of closing. Closing and possession will be conducted on or before December 2nd, 2024. Selling 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 the day of the auction will take precedence over any other advertising.



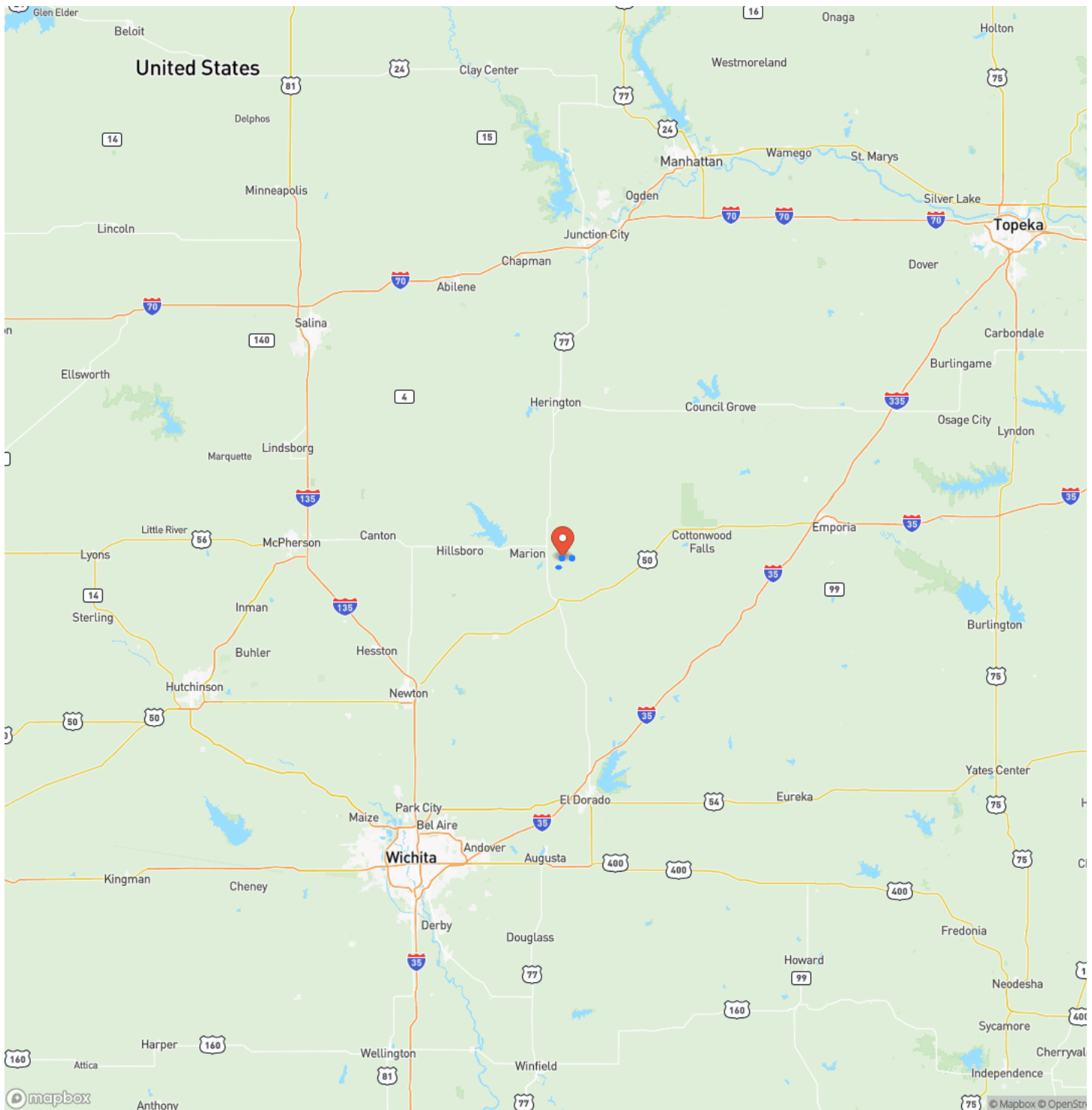
Flint Hills Grazing and Recreation Auction in Marion County
Marion, KS / Marion County



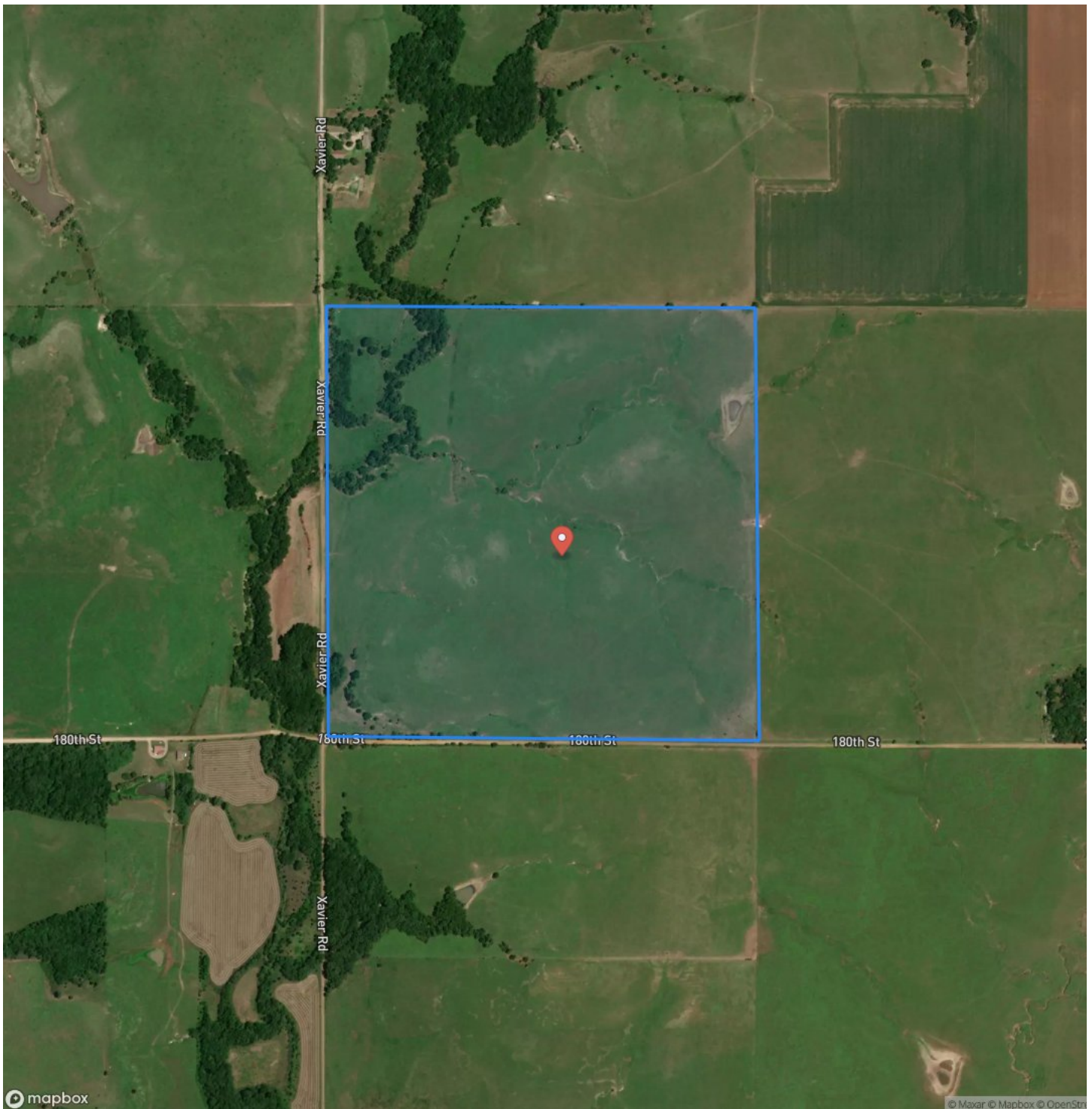
Locator Map



Locator Map



Satellite Map



Flint Hills Grazing and Recreation Auction in Marion County Marion, KS / Marion County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Gentry

Mobile

(316) 641-3173

Email

tgentry@l2realtyinc.com

Address

City / State / Zip

Valley Center, KS 67147

NOTES

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MORE INFO ONLINE:

L2realtyinc.com

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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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