

Build - Hunt - Farm 44.79 +/- acres in Marion County, KS!
450 120th St
Newton, KS 67114

\$111,111
44.790± Acres
Marion County



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Newton, KS / Marion County**

SUMMARY

Address

450 120th St

City, State Zip

Newton, KS 67114

County

Marion County

Type

Undeveloped Land

Latitude / Longitude

38.251374 / -97.308321

Acreage

44.790

Price

\$111,111

Property Website

<https://l2realtyinc.com/property/build-hunt-farm-44-79-acres-in-marion-county-ks-marion-kansas/90299/>



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PROPERTY DESCRIPTION

AUCTION – 44.79± Acres – Prime Build Site, Hunting Property, or Farmland Add-On

Auction Date: December 5 2025

Auction Time: 6:00PM CST

Location: Wheat Building - 200 Poplar st. Goessel, KS 67053

East of Goessel, KS | Just 15 Minutes North of Newton, KS

Property Address: 450 120th Rd. Newton, KS 67114

Listed price is not reserve price

Don't miss your chance to bid on 44.79± acres of versatile land in Marion County, Kansas — an outstanding opportunity whether you're looking for a **rural build site**, **hunting retreat**, or a **quality addition to your existing farm operation**.

This rolling tract offers a strong mix of **productive cropland** with **good soils** and **attractive topography**, making it well-suited for both row or hay crop production and future development. The terrain provides natural drainage and visually appealing views — ideal for a homesite in the country.

The property also presents excellent **wildlife habitat**. **Whitetail deer** and **quail** are frequently seen on the land, using it as a consistent food source. Whether you're a hunter or a wildlife enthusiast, this parcel offers year-round recreational potential.

Key Features:

- 44.79± total acres
- Gently rolling topography with quality soils
- Excellent candidate for a rural homesite
- Abundant **whitetail deer** and **upland bird** activity
- Conveniently located just east of Goessel and 15 minutes from Newton
- Great opportunity for farmers, investors, or outdoorsmen

Whether you're expanding your farm portfolio, building your dream home in the country, or investing in Kansas hunting land, this parcel offers **multiple possibilities** and long-term value.

Don't miss the December 5 auction!

Contact Aaron Fast at [620-747-0414](tel:620-747-0414) or email afast@L2realtyinc.com for more info or questions.

Auction Terms (Hybrid)

ONLINE & LIVE.Online bidding will open at 10:00 am CST on December 1, 2025 and the live auction will begin at 6:00PM on December 5, 2025. Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.

There will be NO 10% buyers premium. Closing fee and title insurance fee will be split 50/50 between seller and buyer.

The property is selling subject to a reserve.

MORE INFO ONLINE:

[L2realtyinc.com](https://l2realtyinc.com)

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.

Final sales price will be calculated by 44.79 times the final bid.

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 seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of \$5,000 will be tendered to Security 1st Title within five (5) days of notification and acceptance. Remaining balance due at the time of closing.

Closing of the sale bid purchase will be conducted on or before December 19, 2025 at where time seller shall deliver possession.

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

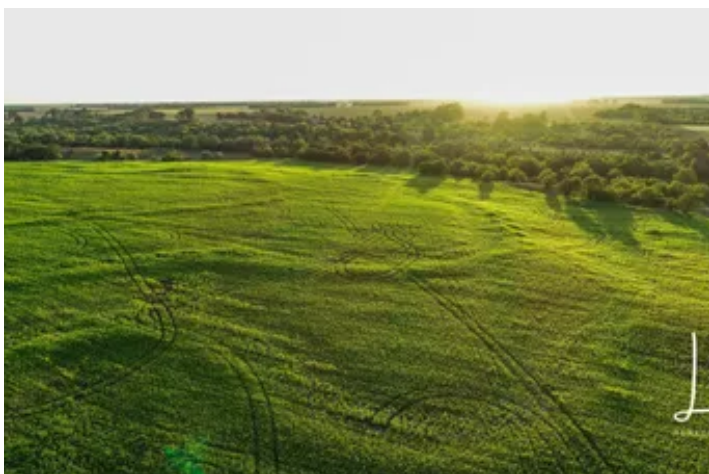
[Boundary property lines pictured are approximated for reference only.] [Boundary lines will be determined by stake boundary survey. / There will be no guarantee on any fence or property lines as the selling is of the legal description only.]

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 take precedence over any other advertising.



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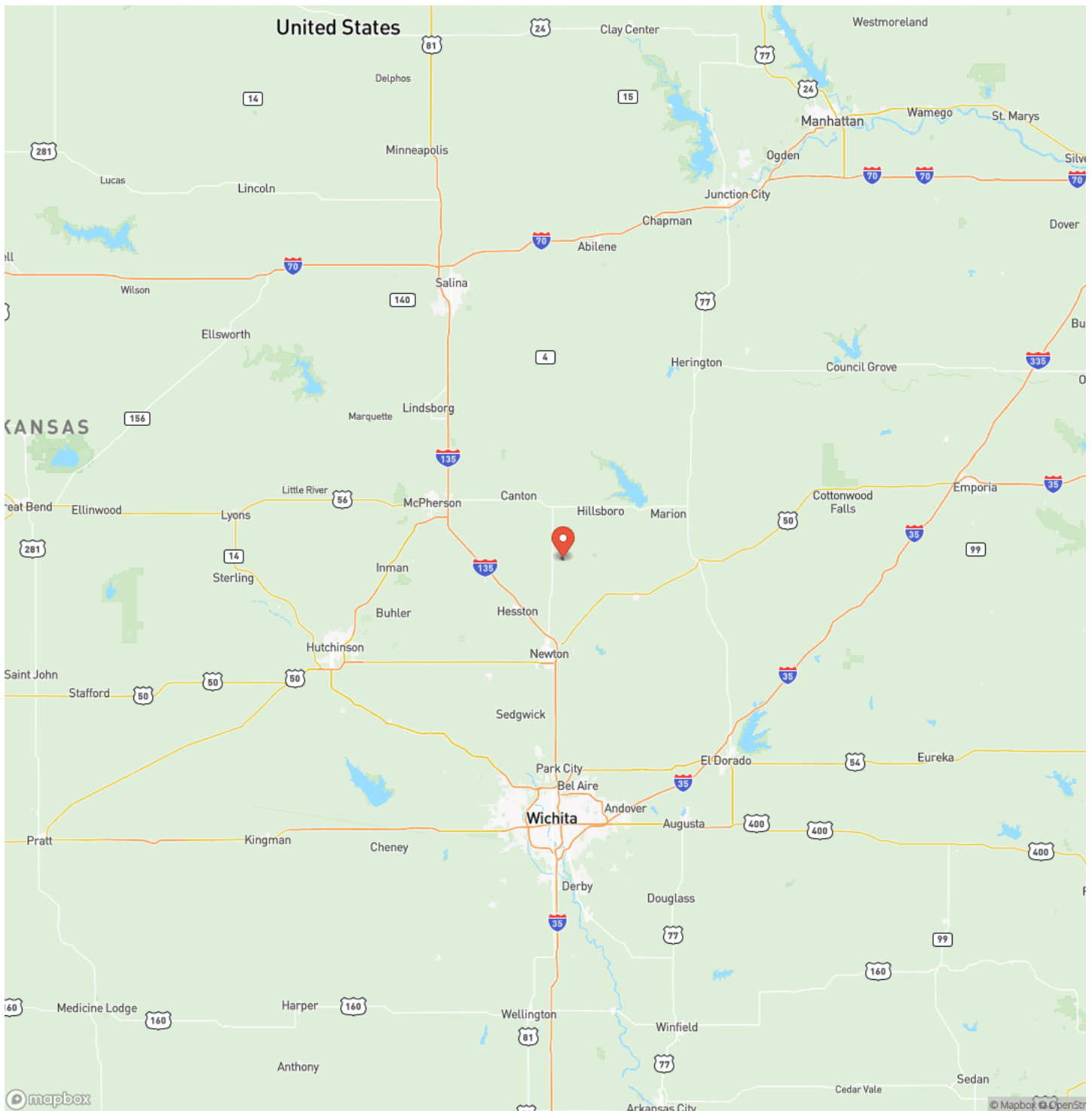


Locator Map



Newton, KS / Marion County

Locator Map



MORE INFO ONLINE:

L2realtyinc.com

Build - Hunt - Farm 44.79 +/- acres in Marion County, KS!
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Aaron Fast

Mobile

(620) 747-0414

Email

afast@L2realtyinc.com

Address

City / State / Zip

NOTES

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MORE INFO ONLINE:

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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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