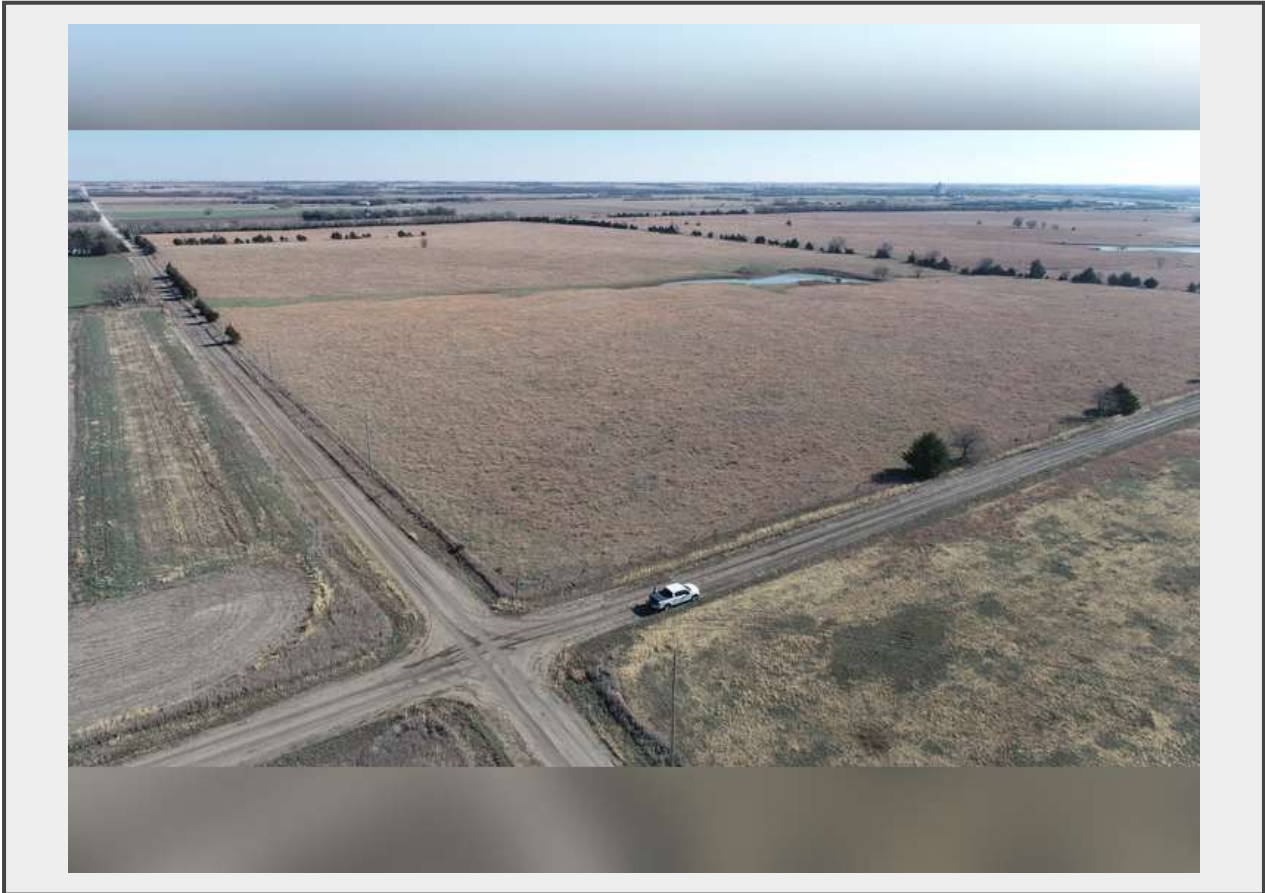


**Sale Name:** February 2nd, 2023 Marion Co., KS 76+/- Acres - LIVE & ONLINE Land Auction

**LOT 1 - 76 +/- Acres - Marion Co., KS**



### Description

**\*\*\*Bidding will begin online on Thursday, January 26th.\*\*\***

**Live Auction will begin Thursday, February 2nd at 11:00 AM.**

**There is NO Buyer's Premium.**

**The live auction will be held at the following:**

Lincolnvile Community Building  
213 W. Sixth St  
Lincolnvile, KS

**Online bidding is available throughout the auction.**

**Auction Video:** [Click here.](#)

**LEGAL DESCRIPTION:** The North Half of the Northwest Quarter of Section 3, Township 18, Range 4 East.

**LOCATION:** Travel 2 miles north of Lincolnvile, KS to 310 Rd. Turn west and travel 1 ½ mile to parcel on the south side of the road.

**DESCRIPTION:** This tract is comprised of native grass, pond, cattle panels, timber and five wire fence. It is a clean, well maintained property. Solid characteristics for a cattle

operation or recreational tract. Soil types: 64% Class 3 Irwin silty clay loam, 1 to 3 percent slopes; 22% Class 4 Irwin silty clay loam, 3 to 7 percent slopes; 13% Class 3 Clime silty clay loam, 1 to 3 percent slopes; with the balance in Class 5 Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded.

**TAXES:** 2022 taxes - \$237.30, taxes will be prorated to the date of closing.

**MINERAL RIGHTS:** All of Seller's mineral interest will pass to Buyer.

**POSSESSION:** Buyers shall receive possession at closing.

**TERMS:** \$10,000 down as earnest money due day of auction with balance due on or before March 3, 2023. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made the day of the auction take precedence over all printed advertising and previously made oral statements. Property sells in "as is" condition. Gene Francis & Associates and Gavel Roads, LLC are agents of the Seller.

**Quantity:** 1



<https://www.gavelroads.com/>