

346 +/- ACRES - 3 TRACTS IN MARION COUNTY

Cropland
& Creek

AUCTION

Pasture
& Wildlife

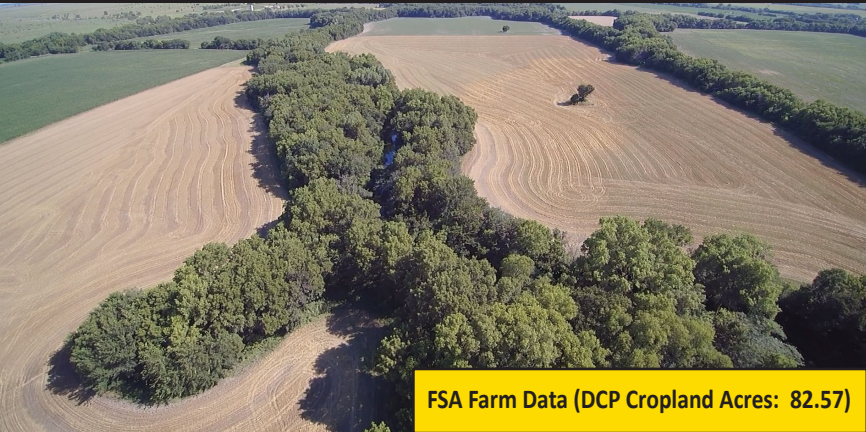
1:00PM - FRIDAY, SEPTEMBER 12, 2025

SELLERS: Marilyn A Waltner, Rose Marie Gray, Gary W Loveless, Jerry E Loveless

AUCTION LOCATION: LINCOLNVILLE COMMUNITY CENTER, 213 W 6TH ST, LINCOLNVILLE, KS 66858

AUCTIONEER'S NOTE: We are privileged to represent the Loveless Family in the sale of this quality ag land in Marion County. What a great opportunity to purchase some land that has been in the Loveless family for many years. There is a great mix of cropland (with top producing soils), Clear Creek, wildlife and pasture located in Northeastern Marion County. It's a great time to invest in land, come and see how these properties can work for you! We look forward to seeing you at the auction!

TRACT #1: 115.7 +/- ac in Marion Co



FSA Farm Data (DCP Cropland Acres: 82.57)



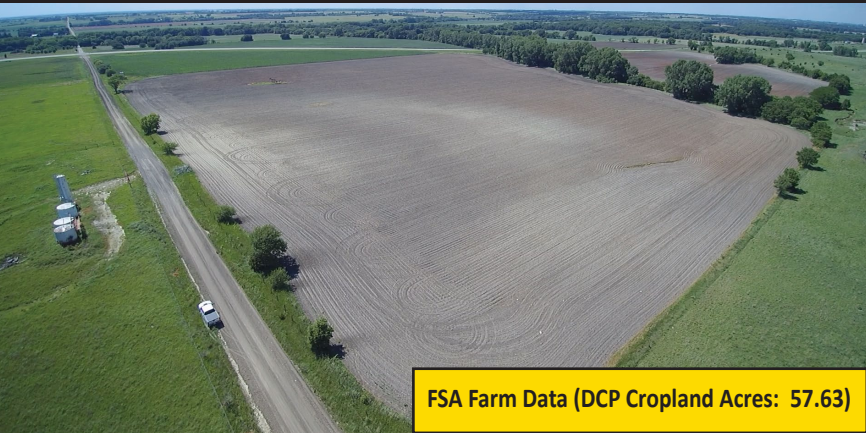
DIRECTIONS: 3 mi south of Lincolnville on HWY-56/77 to 260th (dirt road), then west for 0.3 mi to the north end of the property or go another 0.75 mi south to 250th (gravel road) then west for 0.3 mi to the south end of the property.

2024 TAXES: \$1,572.46 **MINERALS:** Sellers

payment was received in 2022. **BRIEF LEGAL:** W/2 S/2 NW/4 & W/2 SW/4 less a 3.23 ac tract on the north, less ROW in S35-T18-R04, Marion Co, KS

DESC: What a great opportunity to invest in top quality cropland, Clear Creek and lots of wildlife! There are 115.7 total acres with 82.15 acres of farmland that consist of some of the top producing soils, all class 1 & 2, with 44.59 ac of class 1 Reading Silt Loam, rarely flooded. The balance, 33.55 acres creates an ideal habitat for wildlife. Clear Creek runs from south to north throughout the property and is lined with heavy timber. Kansas is known for its Whitetail bucks, which you will see in the videos, plus fishing and recreational opportunities with Clear Creek.

TRACT #2: 63.86 +/- ac in Marion Co



FSA Farm Data (DCP Cropland Acres: 57.63)



DIRECTIONS: 5 mi south of Lincolnville on HWY-56/77 to 240th (dirt road), then east for 0.2 mi to the south end of the property.

2024 TAXES: \$921.36 (Tracts #2-3 Combined) **MINERALS:** Minerals

transfer to the buyer, there are wells and a lease on the property, last payment was received in 2022. **BRIEF LEGAL:** A tract in the E/2 SW/4 in

S02-T19-R04, Marion Co, KS (survey has been completed)

DESC: Check out this property with approx. 90% tillable acres. This tract consists of 63.86 total acres and 57.47 tillable acres. These acres make up 3 all upland class 3 soils. HWY 56-77 cuts through the property in the northwest corner and there is a timbered draw that divides the 2 fields on the east. Come and take advantage of this opportunity to add to your investment portfolio or add this affordable sized tract to add to your ag operation.

TRACT #3: 166.74 +/- ac in Marion Co



DIRECTIONS: Located directly to the east of tract #2.

2024 TAXES: \$921.36 (Tracts #2-3 Combined) **MINERALS:** Minerals

transfer to the buyer, there are wells and a lease on the property, last payment was received in 2022. **BRIEF LEGAL:** A tract in the E/2 SW/4 & SE/4 in

S02-T19-R04, Marion Co, KS (survey has been completed)

DESC: This Native and mixed grass pasture consists of 166.74 acres and offers a nice rolling terrain with good elevation changes. The fences are mostly average with t-post and 4/5 wire, the east line has t-post/hedge with 4-wire. The water sources are a pond in the western part of the pasture, a solar pump and well, and a seasonal draw on the south. Located just a half mile off of HWY56-77, you have quick and easy access to the property. Come and see how this property can work for you!

LIVE WEBCAST AUCTION: This will be a Live Webcast Auction with pre-bidding available via internet prior to sale time. At 1PM on Sept 12, the auction will close at live auction with Live internet bidding allowing online bidders to watch and bid in real time along with the live auction. Bidding available through HiBid, call for details and see additional terms online.

TERMS: Earnest money due day of auction will be: Tract #1 - \$55,000.00, Tract #2 - \$20,000.00, Tract #3 - \$35,000.00 made payable to Security 1st Title. The balance will be due in full at closing which shall be on or before Tuesday, October 14, 2025, at which time buyer will receive appropriate Deed. Title insurance and title company closing fees will be shared 50/50 between buyer and the seller. Seller's mineral rights transfer to the buyer, there are oil/gas leases, last payment received by seller was in 2022. All inspections must be done prior to the auction. The property is sold in as is condition, with no warranties or guarantees. Buyers must rely on their own knowledge or have inspections completed prior to the auction. All financing arrangements need to be made prior to the auction. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection. Buyer will receive possession of Tract #1 (cropland will be after the harvest of the 2026 wheat, possession of timber/creek at closing), Tract #2 (cropland will be after the harvest of the 2026 wheat), Tract #3 (pasture will be on or before November 15). 2025 taxes will be the responsibility of the seller and seller will retain the 2025 income. Seller reserves the right to reject any and all bids at the time of auction. All information has been gathered from Marion Co sources and is deemed reliable but is not guaranteed. Boundary lines on maps, photos and videos are approximate and not survey accurate. All announcements made day of the auction take precedence over any advertisements.

CHUCK MAGGARD

Auctioneer

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HEIDI MAGGARD

Broker

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