

40+- ACRES BETWEEN GOESSEL AND PEABODY,  
MARION COUNTY, KANSAS

# AUCTION

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**Tuesday, July 15, 2025 • 6:00 P.M.**

**AUCTION LOCATION:** Peabody Senior Center, 106 N. Walnut, Peabody, KS 66866



**PROPERTY DESCRIPTION:** 40+- acres of tillable farm ground between Peabody and Goessel, north of Walton on the Marion/Harvey County, Kansas line. The property is currently planted to corn. Soil types consist of Irwin silty clay loam and Clime silty clay loam, both class III soils. Access is Falcon Rd along the west boundary, and 108th/70th along the south boundary. This property lays nicely for current agriculture production expansion or land investment. Invest In Land!

**LEGAL DESCRIPTION:** Southwest 1/4 of the Southwest 1/4 of Section 31, Township 21 South, Range 2 East of the 6th P.M., Marion County, Kansas.

**2024 REALESTATE TAXES:** \$309.70

**LAND LOCATION FROM PEABODY:** West 4 miles on HWY 50, jog north on Jade to 108th (70th), west 3¾ miles.

**LAND LOCATION FROM NEWTON:** East on HWY 50 to Walton, north 4¼ miles on Woodlawn/Falcon.

**LAND LOCATION FROM WALTON:** North 4 miles on Woodlawn/Falcon.



**ONLINE BIDDING IS AVAILABLE  
FOR THIS AUCTION  
INFORMATION AT [SUNDGREN.COM](http://SUNDGREN.COM)**



**TERMS:** This will be a live auction with online simulcast bidding available. Bidding will be by the acre, your bid times 40 to arrive at the contract price, there is no buyer premium. Earnest money is \$20,000 due at the conclusion of the auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before August 15, 2025. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. The successful high bidder will be required to sign our real estate purchase contract and be purchasing the property subject to the title search report, both linked at [sundgren.com](http://sundgren.com). This property is not selling subject to financing, inspections or appraisal. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.

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