

Farm House & 38.5 Acres Selling in 2 Tracts
Pasture, Trees & Ponds at Peabody KS

AUCTION

www.sundgren.com

Bidding Ends Tuesday, September 16, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens September 9 • Download the Sundgren Realty App today!

**OPEN HOUSE: Sunday, September 7 from 1-3 pm
Monday, September 15 from 4-6 pm**



TRACT 1 ADDRESS: 723 Newell, Peabody, KS 66866
TRACT 1 PROPERTY DESCRIPTION: 17.34 acres with a house and several buildings, large strip pit pond, pasture and trees! The house has 3 bedrooms, 1 bathroom and 1186 square feet of living area. Multiple buildings provide adequate storage options. Utilities to the property include Evergy electric, Atmos natural gas, city water and lagoon. There is also a water well on the property. Excellent opportunity to invest in the rural Kansas lifestyle!



TRACT 2 ADDRESS: 716 Newell, Peabody, KS 66866
TRACT 2 PROPERTY DESCRIPTION: 21.26 acres with an old homestead area, quarry pit pond, trees and pasture! Great opportunity to purchase a home building site or rural retreat with a wide variety of amenities. Utilities that are present and just need to be re-activated include city water, Evergy electric and Atmos natural gas. There is also a water well on the property. Take a look at this affordable sized property with loads of features, character and potential! Invest In Land!



EARNEST MONEY: \$15,000 for each tract.
2024 REAL ESTATE TAXES: TRACT 1: \$998.66 TRACT 2: \$401.99

MANNER OF AUCTION: This will be an online only auction. Tract 1 will end first, followed by Tract 2 no sooner than 5 minutes following the conclusion of Tract 1.



TERMS: Bidding will be total dollars plus a 10% buyer premium added to the high bid to determine the contract price. Earnest money is \$15,000 for each tract and 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 October 16, 2025. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, rights of way and subject to Seller approval. 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. 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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