

BIG NORTHEAST KANSAS MULTI-PAR REAL ESTATE AUCTION

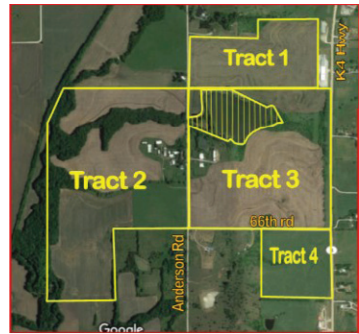
Wednesday January 8, 2020 at 7:00pm CST

(Registration begins at 6:00)

St. Aloysius Catholic Church Hall
615 E. Wyandotte • MERIDEN, KS

Property preview: SUNDAY DECEMBER 29 FROM 1-3PM

Tract 1: 62.57 acres m/l ground. Nearly all is tillable ground. Good frontage on Anderson Road. Lies contiguously to the north of Tract 3. Lends itself to agricultural use and potential home site or development.



Tract 2: Physical address 6787 Anderson Road, Meriden, KS. This tract contains 195.47 acres m/l situated directly across the road west of Tract 3. The ground is a mix of tillable, hay, and trees. Included is a 3,764 brick home in need of attention, with a gymnasium adjacent to the home. Also included are numerous outbuildings. Great opportunity to fix up what was once a great house. Land lends itself to agricultural, recreational, and possible development or additional home site.

Tract 3: 149.13 acres m/l. Features include three outbuildings, including a horse stable. On the property is a lake that is approximately 20 acres in size. The lake has an existing lease in place. Land is situated contiguously south of Tract 1; across the road directly east of Tract 2; and directly across the road north of Tract 4. Roads on three sides include K-4 highway (east) that is subject to easement, 66th St. (south), and Anderson Rd. (west). This property lends itself to agricultural use and potential commercial or residential development, recreational use, or home site.

Tract 4: 36.11 acres m/l. Currently in grass/hay. Roads include 66th St. (north) and K-4 Highway (east) that is subject to easement. Great potential for agricultural use, building site, or residential or commercial development. Lies directly across the road south of Tract 3.

Tract 5: 30.28 acres m/l. Situated along K-4 Highway subject to easement. Located approximately 1/2 mile north of K-4 and 54th Street. Property is mostly trees. A power line runs through a part of the land. Would be good recreational ground and potential building site.



AUCTION FORMAT: Tracts 1-4 will be offered individually, as a whole, and in any combination of tracts, via the multi-par auction method. Tract 5 will be offered as a stand-alone tract as it is not contiguous with Tracts 1-4.

AUCTIONEER/BROKER NOTE: Welcome to a rare opportunity! We are pleased to offer 473 acres m/l of prime Jefferson County land and improvements, on the outskirts of Meriden, KS. Contact auction company for more detailed information and to address any questions. Check our website www.kansasauctions.net/covenant often for updated information. We look forward to seeing you at the auction!

SELLER: UNITED STATES MARSHAL SERVICE



ANDY CONSER,
BROKER/AUCTIONEER



785-806-6921

EMAIL: ANDY.CONSER@GMAIL.COM

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