



# REAL ESTATE AUCTION

**HELD ON-SITE @ 20801 PEACE RD, ARLINGTON KS**

**SATURDAY, JUNE 6, 2026 @ NOON**

**PERSONAL PROPERTY AUCTION STARTS @ 10AM - SEE ADDITIONAL FLYER**



## **TRACT 1 FARM HOME WITH IMPROVEMENTS AND 31.3 ACRES**

### **DIRECTIONS**

From Arlington, KS go west 1 mile on Highway 61 to Highway 11, then south 4 miles to Parallel Rd, then 2 miles west to Peace Rd, then south ½ mile

### **LEGAL DESCRIPTION**

A Portion of Lots 1 & 2 in the Northeast Quarter of Section 6-26-8 consisting of 31.3 acres according to the survey in Reno County, KS

- Features a nice 2-story home with a total living space of 1835 sq. ft. of living space with 1653 on the main floor. It has 4 bedrooms, 1 bath recently remodeled with a walk-in handicap shower, large living room with fireplace pellet stove insert, and dining room, large kitchen open stairway, enclosed front and back porch, ½ basement, 3-year-old central heat & air, new amp electrical panel, all new plumbing in the basement, and appliance sell with the house.
- Hardiboard siding except kitchen area has Cedar siding
- Other improvements include a 30x50 ft. shop/garage combo built in 2010. Shop room is insulated, and has a bathroom with a shower, and electric hot water heater. Ideal for a hobby shop or large recreation room
- A 14x18 ft. shed with a loft
- 2 all metal 12x24 ft. car port structures
- This property has large mature trees around the house, a nice pond, and a 8-hole golf course, A tree row on the north side
- A nice quiet, peaceful county living at its best. Must see to appreciate a nice home in the country with lots of privacy
- Terms: \$20,000 down on sale day and the balance due in 30 days, not contingent upon financing; see additional terms on the back of flyer
- Taxes: \$1997.60 to be prorated at closing

**MORE PHOTOS OF TRACT 1 ON THE BACK**



**Reece Nichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.



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## TRACT 1 PHOTOS



## TRACT 2 CONSISTS OF 32.382 ACRES OF CRP GRASS

### LEGAL DESCRIPTION

A Portion of Lots 1 & 2 in the Northeast Quarter of Section 6-26-8 consisting of 32.382 acres according to the survey in Reno County, KS

- This property lays on the west side of Tract #1 This tract will sell immediately following Tract 1. This tract belongs to another family member
- Currently this is all in CRP Grass, the contract expires this year; Annual payments are \$1889.00 FSA will prorate the CRP after closing. Buyer shall comply with the existing CRP Contract and Taxes of \$369.80 will be prorated at closing
- If there are 2 separate buyers of Tract 1 and Tract 2, an easement will be given with Tract 1 to Tract 2
- Terms: \$6000 down on sale day, balance due in 30 days. Down payment on both tracts are nonrefundable.

### TERMS AND CONDITIONS:

Sellers will furnish clear Title Insurance on both tracts, Buyer will pay the closing fee at the Title Company, no Buyers premium will be charged, mineral rights not reserved by the sellers, transfers to the buyers. Properties sold as is without written or implied guarantees, prospective buyers may conduct their own inspections prior to the auction. Property sold subject to any easements of record. Any announcements made on sale day take precedence over the auction ad. All information is deemed accurate and reliable to the best of our knowledge.

### SELLER:

**Kenneth & Carol Neufeld Trust  
Eva N Neufeld Revokable Trust**



**Paul Nisly**

Auctioneer

620.727.7399

620.259.9445

[www.nislyauction.com](http://www.nislyauction.com)



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