

Seller:

Roger & Kathy Sundgren

Thursday, June 18

11:00 AM CDT

Live Auction Location:

Leonardville Community Building
118 N Erpelling, Leonardville, KS

ONLINE BIDDING
GAVELROADS.COM

OPEN HOUSE:

Sunday, May 17, 2026, 1:00 - 3:00 PM
Showings by appointment until the day
before the auction



400± Acres | Riley County, KS

Don't miss this exceptional opportunity to bid on five unique tracts! Whether you're looking for agricultural production, livestock grazing, or a scenic retreat, these properties offer incredible versatility and income potential. Outstanding opportunity to purchase 400± acres in the Leonardville area featuring two residences, extensive outbuildings, cropland, pasture, ponds, creek, and excellent wildlife habitat.

The Falcon Rd property includes shared infrastructure, including a driveway, well and lagoon. Buyers are advised that a second wastewater system may be required depending on final parcel configuration. All buyers should contact Riley County Planning & Development regarding zoning, sanitary regulations, and any required approvals or variances. Buyer and Seller will split the cost of the surveys following the auction, if needed.

Legal Description for Tract 1, 2 & 3: Southeast Quarter and the East Half of the Southwest Quarter of 2-8-5E

TRACT 1: Ranch Home & 5± Acres

11885 Falcon Rd, Leonardville

Built in 2008, this well maintained ranch home offers over 2,800 sq ft thoughtfully designed with 3 bedrooms and 2 bathrooms, all on one level. The home features an unfinished walkout basement—ideal for future expansion—along with a storm shelter and 2 car garage. All appliances remain. A storage shed provides additional functionality. This 5± acre tract offers the perfect blend of modern rural living with room to grow.

TRACT 2: Farmhouse, Buildings, & 80± Acres

11869 Falcon Rd, Leonardville

Rich in character and history, this 1½ story farmhouse (circa 1890) offers approximately 1,600 sq ft, with 3 bedrooms and 1 bathroom. Over time, thoughtful additions have expanded the home to include a front porch, dining room, kitchen, mudroom, laundry, and attached garage, while maintaining its original charm.

The improvements truly set this tract apart, including: 60' x 100' shop split as heated shop (concrete floor, electricity, overhead door) and implement storage (gravel floor, electricity, overhead doors); 50' x 100' open face shed; grain bins; wired fuel tank; cattle pens; and feed bunks.

The 80± acres also feature a balanced mix of cropland (50± acres of beans), pasture, and grass, complemented by a creek, small pond, and partial fencing. Buyers will receive custom hire crop share. This is a highly functional, working farmstead with both agricultural and lifestyle appeal.

Terms: Offered as a multi-parcel auction in 5 tracts, allowing buyers the opportunity to purchase individual tracts, combinations, or the entire property. Whichever combination of bids brings the highest overall price will be accepted. \$10,000 Earnest Money required for each tract and shall be paid the day of the auction with the balance due on or before July 20, 2026. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates is an agent of the Seller. There is no Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.

TRACT 3: 155± Acres Cropland, Grass, Ponds

Tract 3 offers 155± acres of strong combination of rolling topography, productive cropland, grass and recreational features. Currently planted to 68± acres of corn, buyer will receive custom hire crop share. The land is enhanced by two spring fed ponds, 2± acre horseshoe shaped stocked pond, scenic creek, established waterways, a conversion terrace system, and perimeter fencing along the north and west boundaries.

TRACT 4: 80± Acres LK&W Road Cropland

Legal Description: West Half of the Southeast Quarter of 6-8-6E

Highly desirable 80± acre tract featuring 60± acres of wheat and 20± acres of soybeans across gently rolling terrain. The buyer will receive crop share of the soybeans, offering immediate income potential. The soils are made up of Irwin and Wymore silty clay loam within Class III & IV. The slopes range from 1 to 7% which provides a level configuration for productivity.

TRACT 5: 80± Acres Walsburg Road Cropland & Grass

Legal Description: West Half of the Northeast Quarter of 6-8-6E

Versatile 80± acre tract featuring approximately 45± acres of soybeans and 35± acres of brome grass hay. The buyer will receive crop share, providing income from day one. A small pond enhances both livestock and recreational use. The soils are primarily made up of Dwight-Irwin complex and Irwin and Wymore silty clay loam. The majority of the tract falls within Class III, IV and VI soils, providing a strong foundation for consistent productivity under typical management. The rolling topography, generally ranging from 1–20% slopes, allows for good water movement while maintaining excellent farmability.

Productive soils and strong farming history make these parcels an excellent addition to any operation or investment portfolio. Field configuration is another strength of these tracts, with large, contiguous areas that are easy to work and conducive to modern equipment. Natural waterways and drainage channels are present and help manage runoff while adding subtle contour to the property.

Minerals: Seller interest will pass to the buyer

Taxes: Taxes prorated to the date of closing

Tract 1-3: \$9207.08 (2025)

Tract 4: \$1244.86 (2025)

Tract 5: \$525.82 (2025)

Possession: Upon closing for land, July 31 for the houses

