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PROPERTY SHOWING!

July 26, 2026 | 1:00 - 3:00 PM
1190 90th Street, Peabody, KS

ONLINE AUCTION

L-2600448

5± Acres, Marion County, Kansas

Bidding starts | Thursday, July 30, 2026, at 8:00 AM

Bidding closes | Thursday, August 6, 2026, at 1:00 PM

To register and bid go to: www.FNCBid.com



Highlights:

- Classic two-story country home with early-1900s charm, original character, and spacious living areas in a peaceful rural setting.
- Functional floor plan offering 4 bedrooms, 1.5 bathrooms, and a main-floor master bedroom, providing flexibility for family living, guests, or home office space.
- Rural acreage setting with mature trees, privacy, and room for outdoor living, hobbies, animals, or enjoying the quiet country lifestyle.



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Property Information

Address:

1190 90th Street, Peabody, Kansas 66866

Directions to Property:

From Peabody, Kansas, north on Nighthawk Road two miles to 90th Street then west three miles to the property.

Property Description:

This classic two-story country home offers the charm and character buyers love in an older farmhouse, with a practical four-bedroom layout, main-floor master, and peaceful rural setting with room to spread out.

Includes two older barns and a detached two-car garage, offering useful storage, workspace, and livestock or hobby potential. The property has been surveyed and is staked.

Some recent updates make this two-story Colonial home an excellent opportunity for those seeking classic character in a rural setting. The home offers traditional curb appeal, a functional two-story layout, and comfortable living space with improvements that add to its overall usability and appeal. Located in the country, the property provides room to enjoy a quieter lifestyle while still offering the charm and presence of a classic Colonial-style residence.

2025 Taxes:

Estimated amount of approximately \$2,300.00. This reflects a split of a larger parcel, combined with the existing residential parcel of \$2,225.46. Based on the 2025 tax amounts.





Room Sizes

Room	Room Level	Size/Description
Kitchen	Main Floor	11.0 x 17.0
Mud Room	Main Floor	6.5 x 13.5
Partial Bath	Main Floor	3.5 x 4.5
Master Bedroom	Main Floor	15.5 x 11.0
Dining Room	Main Floor	16.0 x 13.0
Living Room	Main Floor	24.5 x 14.5
Bedroom	Upstairs	24.5 x 10.0
Full Bathroom	Upstairs	4.5 x 9.0
Bedroom	Upstairs	13.0 x 10.0
Bedroom	Upstairs	10.0 x 11.0



Online Auction Terms

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on September 10, 2026, or such other date agreed to by the parties. Subject to current lease on cropland. House and buildings possession will be granted at closing.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Security 1st Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st Title the required earnest payment. The cost of title insurance will be equally paid by both the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on September 10, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Security 1st Title.

Sale Method: The real estate will be offered in one individual tract. **All bids are open for advancement starting Thursday, July 30, 2026, at 8:00 AM until Thursday, August 6, 2026, at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: George Wait

Online Bidding Procedure: This online auction begins on **Thursday, July 30, 2026, at 8:00 AM. Bidding closes on Thursday, August 6, 2026, at 1:00 PM.**

To register and bid on this auction go to: **www.FNCBid.com**

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.



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