

# LAND AUCTION

**Thursday - April 28th - 6:00 P.M.**  
**American Legion -706 N Locust St. Frankfort,KS**

## 96.7 Acres - Marshall County Land

### Tract 1 Legal Description:

**S15, T04, R09, ACRES 73 +/-, located in E2 of NE4 LESS 4.0 +/- Acre Homesite and Less R/W**

- FSA Farmland = 78.83 acres less 4.0 +/- Acre Homesite, with 61.54 DCP Cropland Acres
- Base Acres = 61.54 (Wheat 24.84, Soybeans 22.37, Corn 13.37, Oats .96)
- Enrolled in ARC-County (PLC yield Corn 122, Soybeans 45, Wheat 48, Oats 44)  
2021 Property Taxes (Estimated) = \$1521.13
- Located 1.25 miles east of Hwy 99 & Tumbleweed Rd Int.

### Tract 2 Legal Description:

**S16, T04, R09, ACRES 12.7, ALL BLKS 61, 80, 81, & 82 & ADJ VAC ST LESS LEVEE SECTION**

- FSA Farmland = 17.26 acres with 13.52 DCP Cropland Acres
- Base Acres=13.52 (Soybeans 5.54, Corn 2.98, Wheat 5.54)
- Enrolled in ARC-County (PLC yield Corn 122, Soybeans 45, Wheat 48, Oats 44)
- 2021 Property Taxes = \$ 288.01
- Located 1 mile west of 23rd Road & Temple Road Int.

### Tract 3 Legal Description:

**S13, T04, R09, ACRES 11, NE4 SW4 N&E OF RIVER LESS R/W**

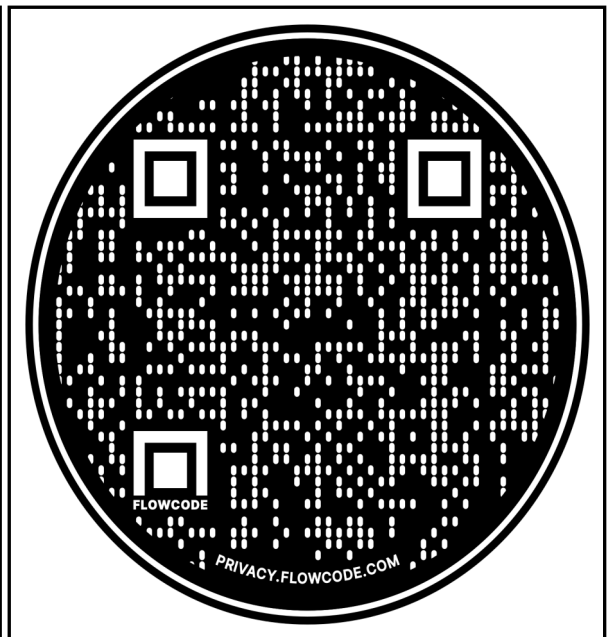
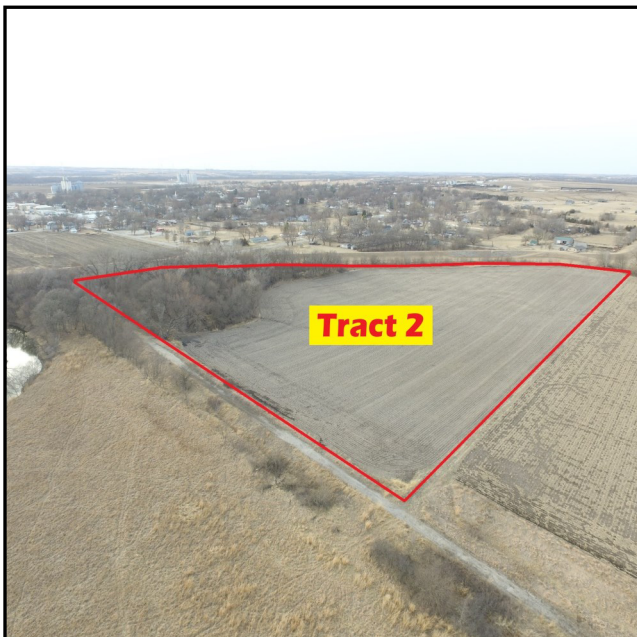
- FSA Farmland = 14.58 acres with 9.1 DCP Cropland Acres
- Base Acres = .58 (Oats .58)
- Property has 8.52 acres in CRP with \$775 annual payment (See website for details on CRP contract)
- 2021 Property Taxes = \$51.70
- Located .5 miles south of Tumble Weed Rd & 24th Rd Int.



**\*\*\*IMMEDIATE ACCESS FOR SPRING PLANTING\*\*\*  
ANHYDROUS & FERTILIZER HAS BEEN APPLIED  
BUYER RESPONSIBLE FOR INPUT REIMBURSEMENT  
BUYERS INPUT COST DETAILS AVAILABLE ON WEBSITE**



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**Terms & Possession:** 10% down day of the sale, balance due at closing on or before Friday, May 27, 2022. Buyer to take possession at closing. With immediate access for spring planting. Sellers to pay 2021 taxes buyer to pay 2022 taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. Seller's interest in mineral rights to transfer with the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to the auction. **Midwest Land and Home** is acting as a Seller's Agent and represents the seller's interest. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Seller expressly disclaims any liability for errors, omissions, or changes regarding any information provided for these sales. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the seller or their agents. Statements made the day of sale take precedence over all other printed materials. Galloway, Wieggers, & Brinegar, Attorney for the sellers, will prepare purchase contracts and Pony Express Title will act as escrow, title & closing agent. Announcements made the day of sale will take precedence over all other information.

**Fischer Dairy  
Sellers**



**Jeff Dankenbring, Listing Broker - 785.562.8386**  
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