

LAND AUCTION

Saturday - September 24th - 10:00 A.M.
American Legion - 207 5th Street - Axtell,KS

138.92 Acres - Marshall County Land

Legal Description:

Section 31, Township 02, Range 10, 138.92 Acres, located in S2 SW4 & NE4 SW4 & NW4 SW4 LESS R/W (Per Marshall County Kansas Appraisers Office)

FSA Information:

- FSA Farmland = 140.22 acres with 140.22 DCP Cropland
- Base Acres = 129.1 (Soybeans 57.64ac, Corn 40.00ac, Wheat 31.46ac)
- Enrolled in ARC-County (PLC yield Soybeans 32, Corn 115, Wheat 44)

2021 Property Taxes: \$2837.19

Property Location:

From the Intersection of Highway 36 & Highway 110 (Axtell Corner) go west on Highway 36 5 miles then south on 25th Road 1/2 mile. Property is on your left or east side of road.

From the Intersection of Highway 36 & Highway 99 (Beattie Corner) go east on Highway 36 3.5 miles then south on 25th Road 1/2 mile. Property is on your left or east side of road.



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United States Department of Agriculture
Farm Service Agency

Farm: 4608
Tract: 2195

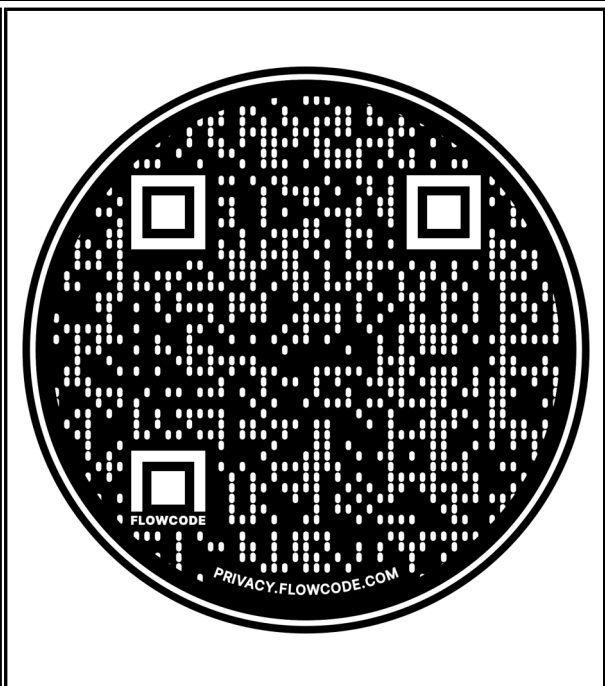
Marshall County

Operator	Name	Shares	Crop	Plant Date	Int. Use
_____	_____	____%	Wheat-hrw	_____	_____
_____	_____	____%	Corn-yel	_____	_____
_____	_____	____%	Soybn-com	_____	_____
_____	_____	____%	Gr. Sorg	_____	_____
_____	_____	____%	Oats-spr	_____	_____
_____	_____	____%	Alfalfa	_____	_____
_____	_____	____%	Sudan	_____	_____



All crops are Non-Irr unless marked on map
March 31, 2022

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



Terms & Possession: 10% down day of the sale, balance due at closing on or before Thursday, October 28, 2022. Buyer to take possession at closing, subject to tenants rights which terminate March 1, 2023. Sellers to pay 2022 property 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.

Rose Marie Feldkamp
Estate - Seller



Jeff Dankenbring, Listing Broker - 785.562.8386
Mark Uhlik, Broker/Auctioneer

www.MidwestLandandHome.com