

LAND AUCTION

Saturday - November 19th - 10:00 A.M.
Helvering Center - 111 S. 8th Street - Marysville, KS

144.86 +/- Acres Marshall County Land

Legal Description:

S11, T01, R06, 61.3 ACRES , S2SW4 LESS BEG AT SE COR SW4 TH W530.6' N1285' E530.6' S1285' TO POB & LESS R/W and S14, T01, R06, 83.66 ACRES , BEG 30'E OF NW COR OF SEC TH E2100' S1990' W2100' N840' ELY1120' NE720' W564' S665' WLY733.26' N1091.23' TO POB LESS R/W (Per Marshall County Kansas Appraisers Office)

FSA Information:

- FSA Farmland = 147.09 acres with 116.62 DCP Cropland (Current Cropland = 112.03 acres)
- Base Acres = 111.3 (Grain Sorghum 53.7ac, Soybeans 28.8ac, Wheat 28.8ac)
 Enrolled in ARC-County (PLC yield Grain Sorghum 90bu, Soybeans 31bu, Wheat 42bu)

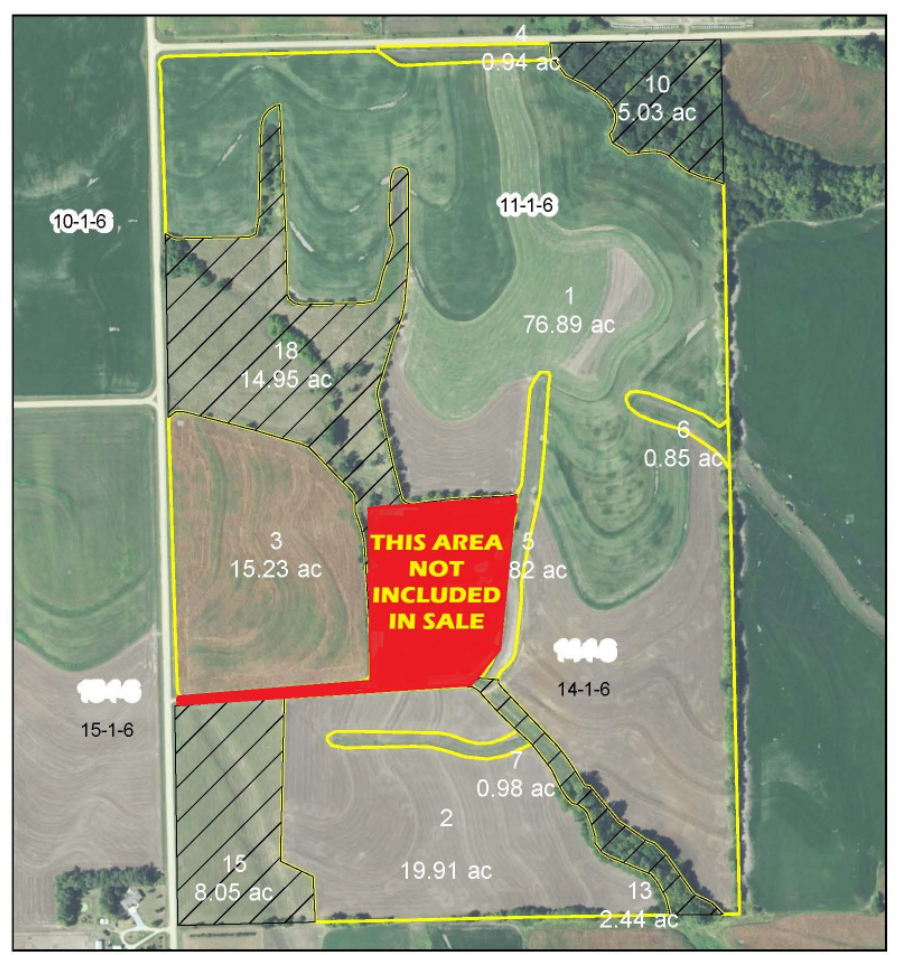
2021 Property Taxes: \$3150.06

Property Location:

From the Intersection of Highway 77 & Cherokee Road (Lone Elm Corner) go west on Cherokee Road 4 miles then north on 5th Road 1/2 mile. Property is on your right or east side of road.



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United States Department of Agriculture
 Farm Service Agency

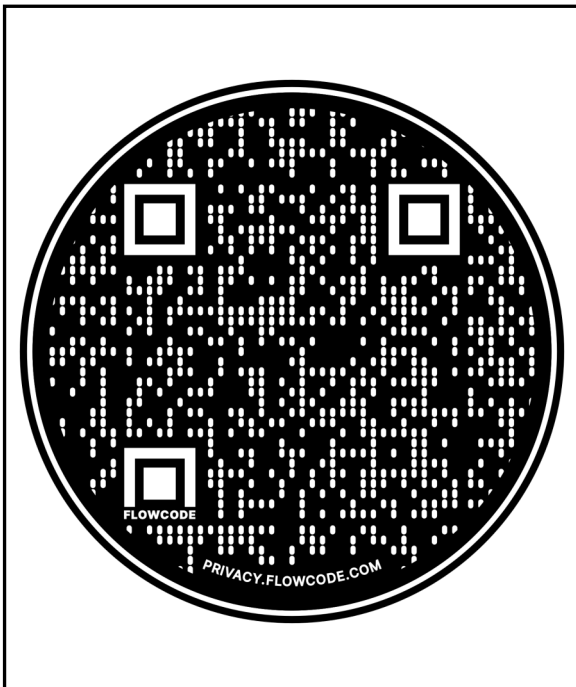
All crops are Non-Irr unless marked on map

April 12, 2022

Farm: 6616
 Tract: 8458

Marshall County

Operator	Name	Shares	Crop	Plant Date	Int. Use
		%	Wheat-hrw		
		%	Corn-ye1		
		%	Soybn-com		
		%	Gr. Sorg		
		%	Oats-spr		



Terms & Possession: 10% down day of the sale, balance due at closing on or before December 20, 2022. Buyer to take possession at closing, subject to tenants rights. A written lease is in place through February 28, 2023. Tenants have been properly notified that their tenancy is terminated effective March 1, 2023 except 38+/- acres of wheat which buyer will take possession of at completion of wheat harvest or July 15, 2023, whichever comes first. 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 auction. Seller's interest in mineral rights to transfer with the sale. This is a cash sale and is not subject to financing, appraisal, or inspection. **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. 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.

Sellers

Heirs of Orville & Darlene Holle
(Property known as the... Henry & Sophie True Farm)



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

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