

LAND AUCTION

Thursday - June 29th - 5:00 P.M.
FNB Bank Community Room - Washington, KS

522+/- Acres **Washington County KS Land**

Tract 1: S8, S9, & S16, T01, R04E, ACRES 175 +/-, Located east and north of the center of the river and west of UP RR ROW Less ROW (Legal Description & Acres TBD by survey prior to closing)

FSA Details:

- 106.72 FSA DCP Cropland Acres
- 95.80 Base Acres (53.4 Grain Sorghum, 26.8 Wheat, 11.8 Soybeans, 3.8 Corn)

Tract 2: S9 & S16, T01, R04E, ACRES 107 +/-, Located west and south of the center of the river, east of Thunder Road, and north of 27th Road. (Legal Description & Acres TBD by survey prior to closing)

Tract 3: S09, T01, R04, ACRES 16.33, BEG NW COR BLK 5 E532' S630' W252' NWLY600' N90' TO POB & ADJ VAC STREET. AND S09, T01, R04, SW4 SW4 LYING EAST OF RR ROW EXC RD & RR ROW. (Legal Description per Washington Co Appraiser's Office)

Tract 4: S16, T01, R04, 30 +/- (estimated), 6th Principal Meridian, N2 NW4 LYING EAST OF THE RR ROW EXC RD & RR ROW.

Tract 5: S21, T01, R04, 6th Principal Meridian, ACRES 162.4, NW4 & LT 1 IN NE4 SW4 LESS R/W. (Legal Description per Washington Co Appraiser's Office)

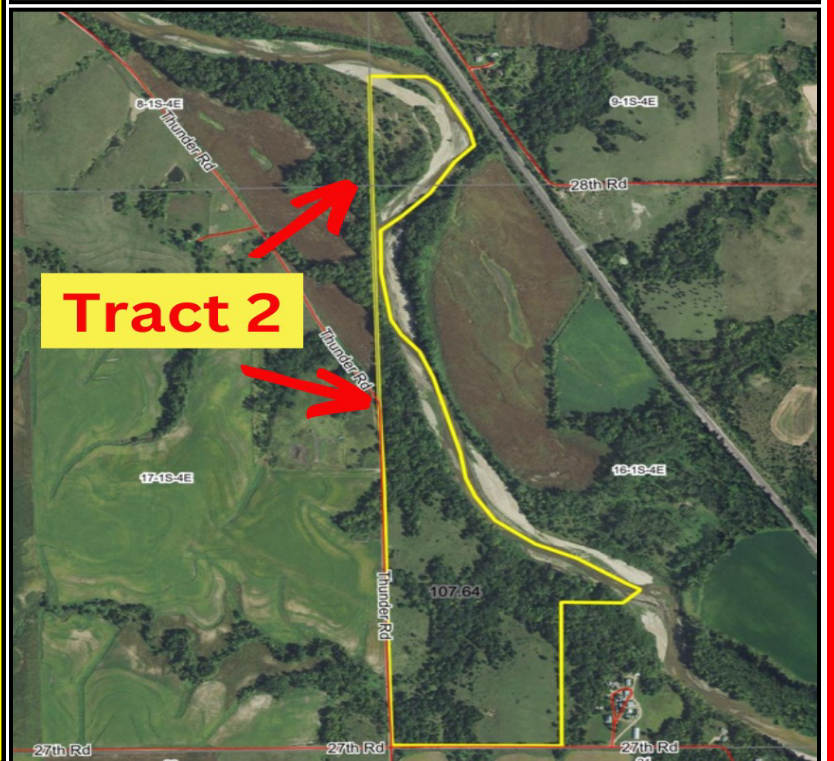
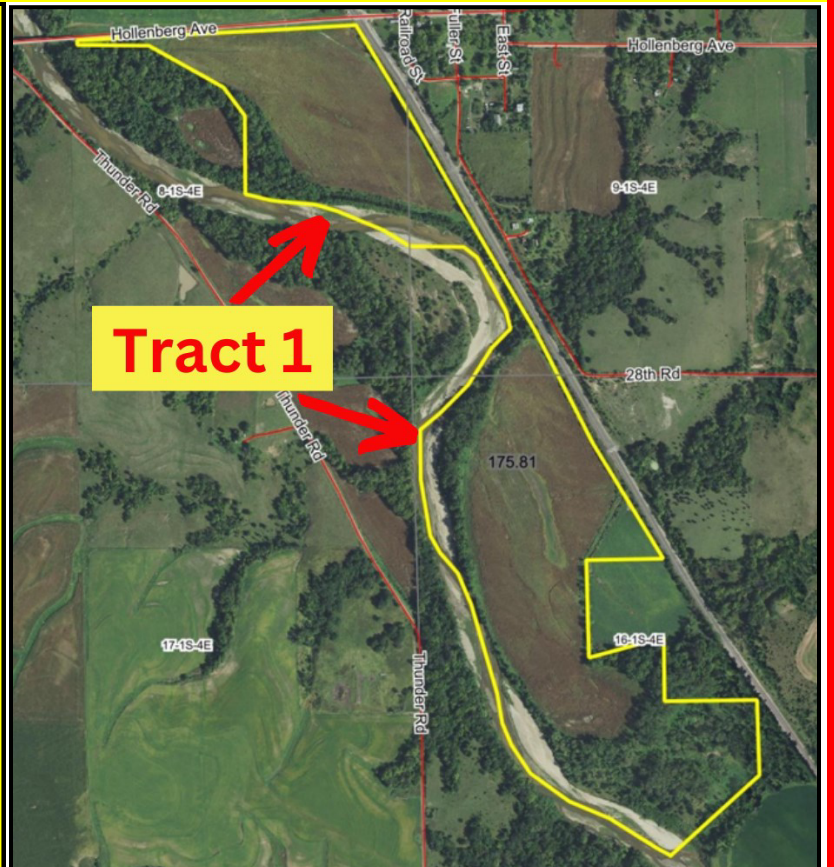
FSA Details: (Estimated)

- 159.82 FSA Acres, 112.17 FSA DCP Cropland Acres
- 104.5 Base Acres (63.6 Grain Sorghum, 28.5 Wheat, 9.8 Soybeans, 2.6 Corn)

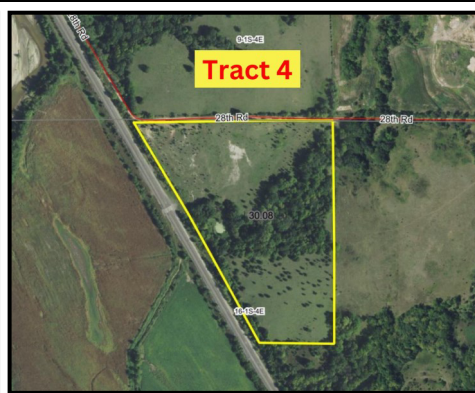
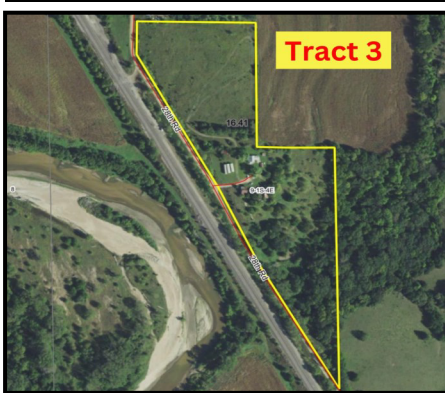
Tract 6: S23, T01, R03, 6th Principal Meridian, ACRES 40.4, NE4 NW4 EXC RD ROW. (Legal Description per Washington Co Appraiser's Office)

******All Tracts selling subject to tenants rights with buyer receiving Landlords share of income. (Details on Website)**

Land Location: Tracts 1 & 2 are located west of the RR tracks, south of Hollenberg Ave, east of Thunder Road, and north of 27th Road. Tracts 3 & 4 are located on 28th Road on the south edge of Hollenberg. Tract 5 is located on the south side of 27th Road and east of Thunder Road. Tract 6 is located on the south side of 27th Road .75 miles west of Quivira Road.



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Terms & Possession: 10% down day of sale, balance due at closing on or before 8/1/2023. Seller to pay 2022 and prior years 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. This is a cash sale and is not subject to financing, have your financing arrangements made prior to 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 disclaim 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. Aerials and acres are estimates and representations ONLY and not guaranteed to be actual property lines.



SELLER
Brenneis Family



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

www.MidwestLandandHome.com