

# LAND AUCTION

**Saturday - November 12th - 10:00 A.M.**  
**Cougar's Den, 101 Main St. Morrowville, KS**

## **316.9 +/- Acres Washington Co. Land**

**Tract 1: Legal: N ½ SE ¼ & S ½ SE ¼ 29-3-2 East of the 6th P.M.**

**WS Co Appraiser Info: 142.1 Crop, 16.7 Tame Grass**

**FSA Information: FSA Farmland = 157.42 Acres with 149.41 Cropland Acres**

- **Base Acres- Wheat 45.11, Grain Sorghum 74.20, Soybeans 18.25, Corn 10.37 Total Base Acres 147.93**
- **Enrolled in PLC Program; Wheat, Grain Sorghum, Corn, Soybeans**
- **Taxes (2021) \$3100**

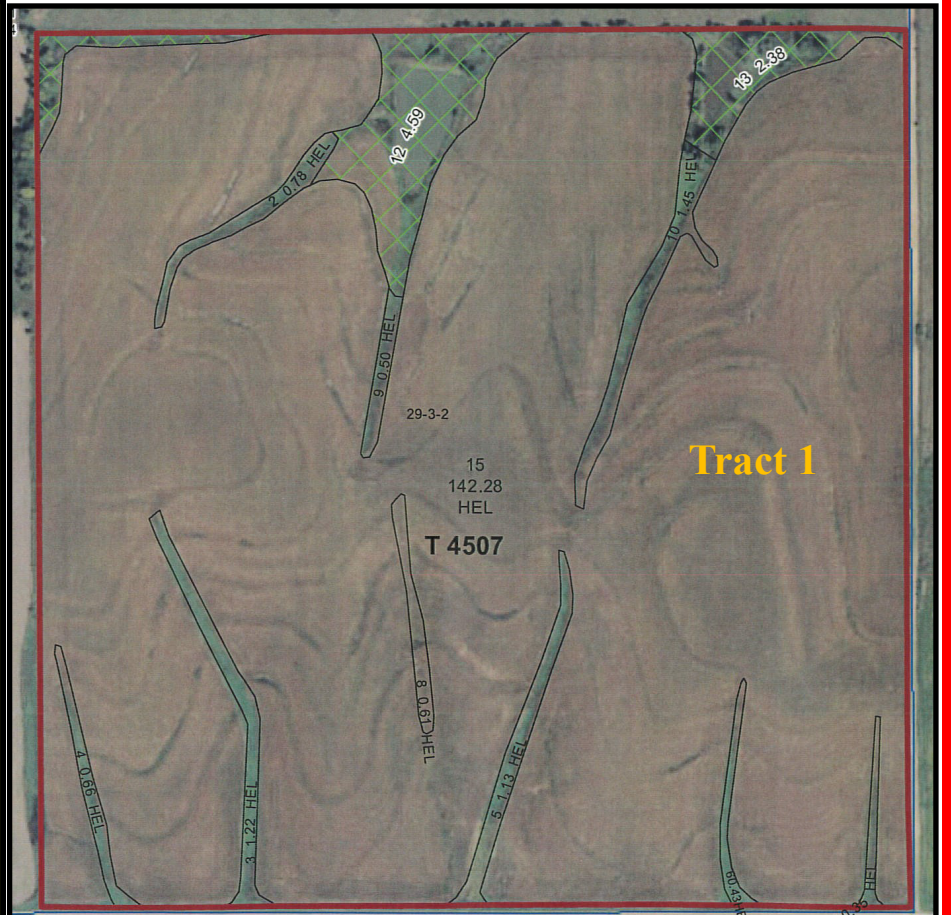
**Tract 2 Legal: SE ¼ 30-3-2 East of the 6th P.M.**

**WS Co Appraiser Info: 80.6 Crop, 77.5 Native Grass**

**FSA Information: FSA Farmland = 156.82 Acres with 94.09 Cropland Acres**

- **Base Acres- Wheat 37.45, Grain Sorghum 18.32, Soybeans 19.21, Corn .85**
- **Enrolled in PLC Program; Wheat, Grain Sorghum, Corn, Soybeans**
- **Taxes (2021) \$1907.21**

**Property Location: From Washington, KS Go West on Hwy 36 9 miles to Gypsum RD. Then go South 4 miles to 13th RD. This is the SE corner of Tract 2. Then go 1 mile East on 13th RD. This is the SE corner of Tract 1.**



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**Terms & Possession:** 10% down day of the sale, balance due on or before December 14, 2022. Buyer to have possession after closing. 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 auction. 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 the sale. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase the property. Statements made the day of sale take precedence over all other printed materials. Galloway, Wieggers, & Brinegar, will prepare purchase contracts and Pony Express Title will act as escrow, title & closing agent.



**Goebel Farms**  
**- Seller**



**Mark Uhlik, Broker/Auctioneer 785-325-2740**  
**Jeff Dankenbring, Broker**  
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