

LAND AUCTION

Saturday - Oct. 22nd - 10:00 A.M.
Community Center Summerfield, KS

155+/- Acres Gage County NE Land

Legal Description: SEC 34-1-8 W 1/2 SE EX 3A TR & LOTS 5-6 84.59 AC & SEC 34-1-8 PT E 1/2 SE (LOTS 3-4) 70.53 AC (per Gage Co. Assessor)

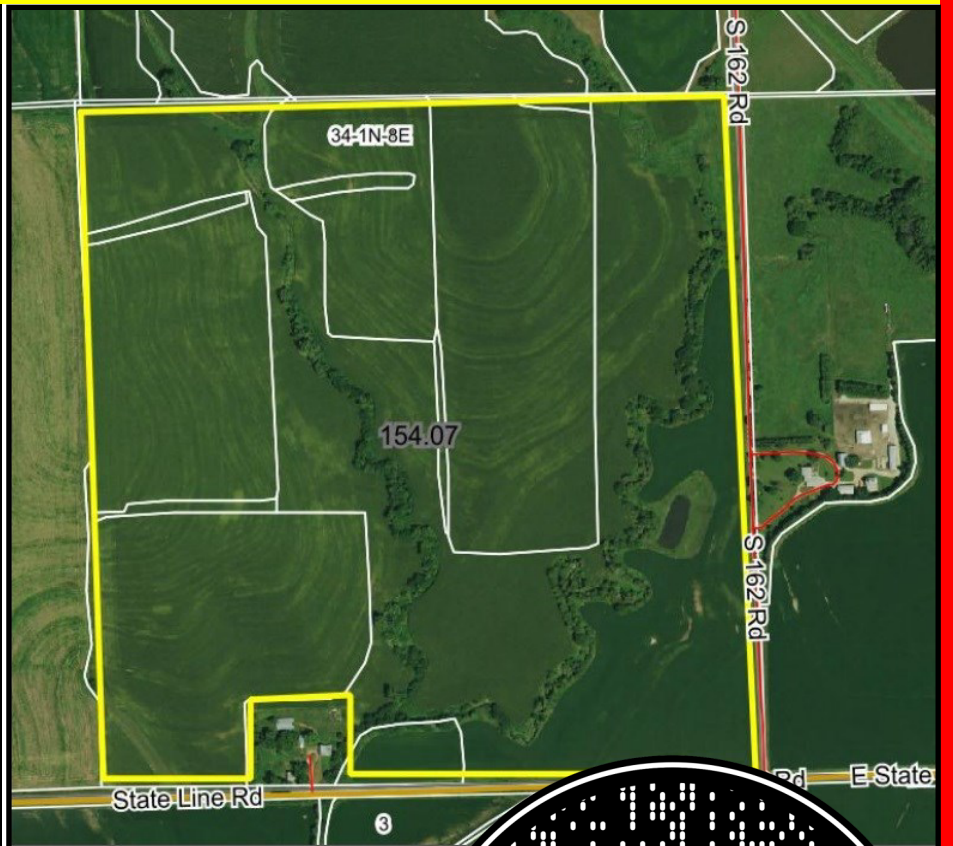
FSA Information:

- FSA Farmland = 158.02 acres with 143.65 DCP Cropland acres
- Base Acres- Wheat 16.8, Grain Sorghum 44.7 Soybeans 1.7 Total 63.2
- Enrolled in PLC Wheat, Sorghum, Soybeans

2021 Property Taxes: \$4404.70

Property Location: From Summerfield KS go West 8 miles on Stateline RD. Property is on the NW quadrant of the intersection. OR from Barneston NE go east on Hwy 8 approximately 3.5 miles to 162 RD then South 2.5 miles. This is the NE corner of the farm.

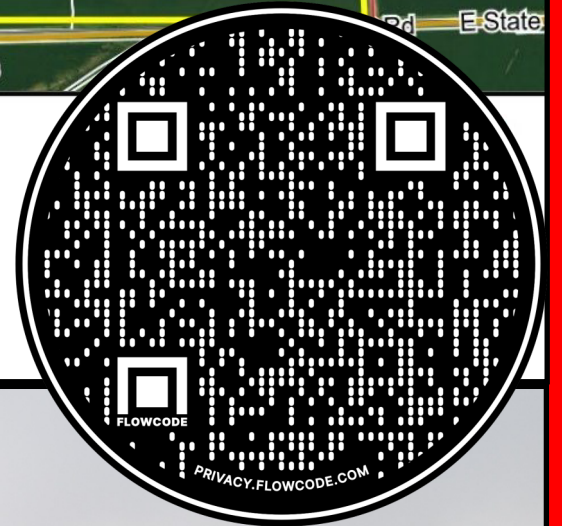
Property Description: This approximately 155 acre tract is gently rolling cropland with tiled terraces and very little waste. Approximately 91% in crop production. Investor quality land!!



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Terms & Possession: 10% down day of the sale, balance due in two equal payments, First payment due on or before Nov. 18th 2022 Second payment due after Jan. 1 2023 and on or before Jan. 6th 2023. Possession on closing subject to tenants rights. Full possession on 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 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 limited 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 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, will prepare purchase contracts and Pony Express Title will act as escrow, title & closing agent.

Habrich Trust - Seller



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

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