

LAND AUCTION

Saturday - August 27th - 10:00 A.M.
Cougars Den 101 Main St. Morrowville, KS

80+/- Acres Washington County KS Land

Legal Description:

N 1/2 NE 1/4 Sec 33 Twp 1S Rng. 1W LESS R/W (Per Washington County Kansas Appraisers Office)

FSA Information:

- FSA Farmland = 78.49 acres with 75.2 DCP Cropland acres
- Base Acres- Wheat 36.20, Corn 8.70, Grain Sorghum 18.10 Total 63.0
- Enrolled in ARC-County- Wheat & PLC Corn & Grain Sorghum

2021 Property Taxes: \$1323.05

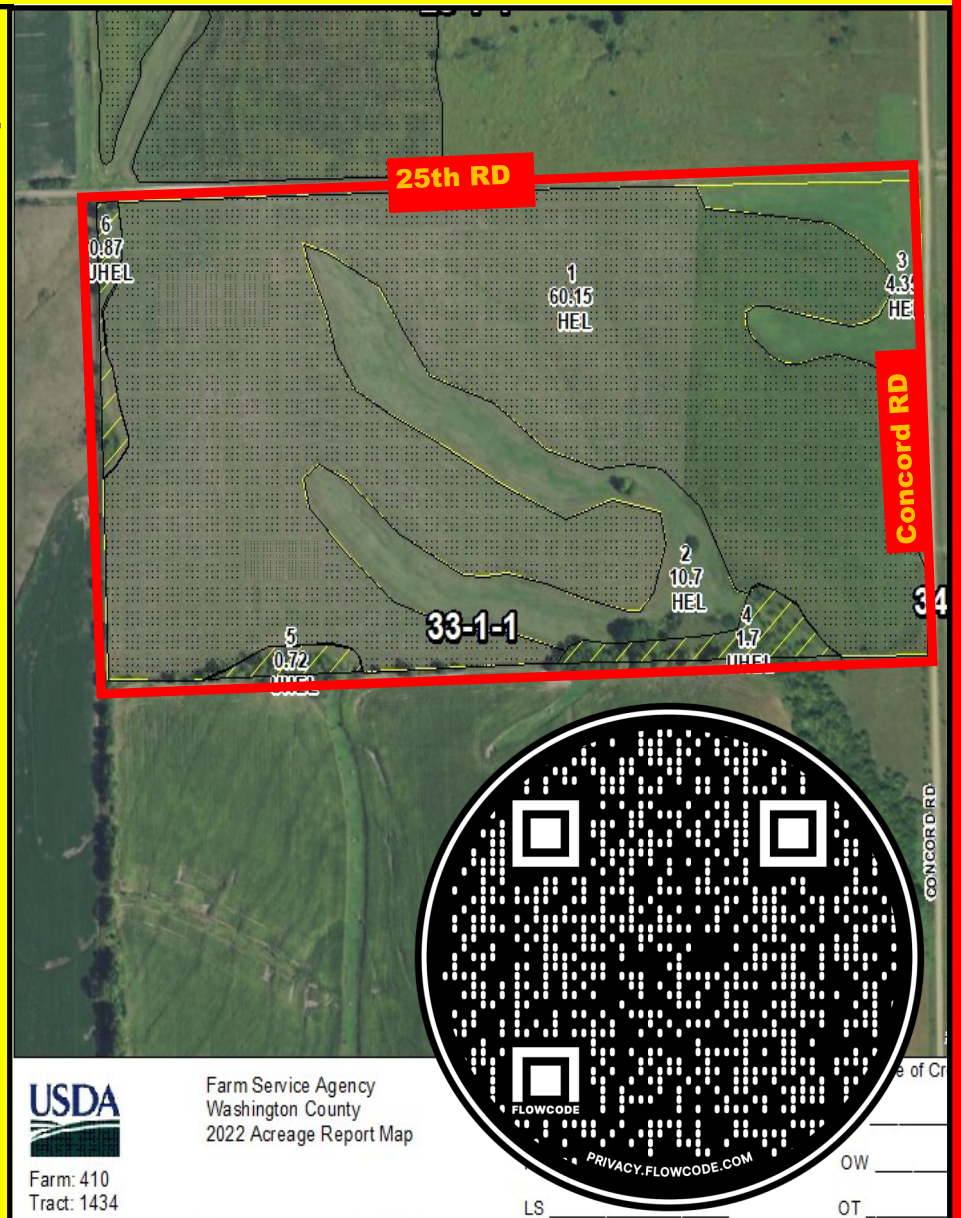
Property Location:

From Haddam KS go West 1 mile to Bismark Rd. Then go North 5 miles to 25th Rd. Then go East 1/2 mile to Northwest corner of the property. Property runs on the south side of the road for 1/2 mile.

Property Description: This approximately 80 acre tract is gently rolling with class II and Class III soils, predominately Crete silty clay loam. The land has been in brome grass CRP for the last several years. **The CRP contract is no longer in place.**



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Terms & Possession: 10% down day of the sale, balance due at closing on or before Thursday, September 29th, 2022. Buyer to take possession, at 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 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 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.

United Methodist Church
Haddam KS. - Seller



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