

LAND AUCTION

Friday - January 12th - 10:00 A.M.
Beattie Community Center - Beattie, KS

320 +/- Acres **Marshall County Land**

Tract 1:

Legal Description: (Per Marshall County Appraiser)
S10, T02, R09, ACRES 157.6, W2 NE4 & E2 NW4
LESS R/W

FSA Information: (Per Marshall County FSA Office)

- FSA Farmland = 157.16 acres with 126.24 DCP Cropland Acres
- Base Acres = 122.25 acres (62.30ac Soybeans, 59.95 Corn)
- PLC Yield (Soybeans 33bu, Corn 113bu)

2022 Property Taxes: \$3140.50

Tract 2:

Legal Description: (Per Marshall County Appraiser)
S08, T02, R09, ACRES 158.7, NE4 LESS R/W

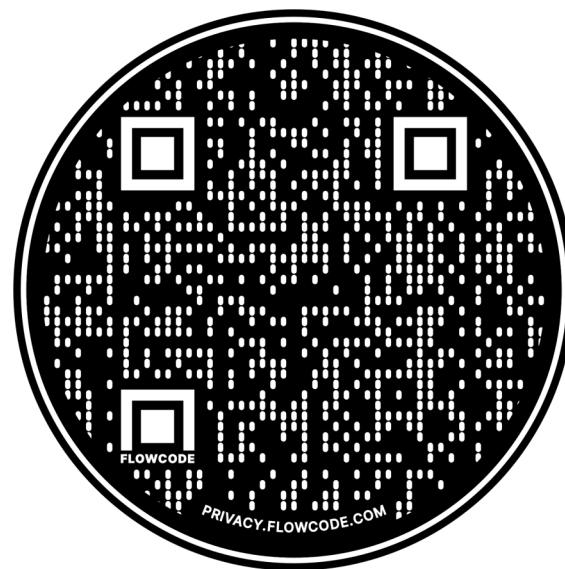
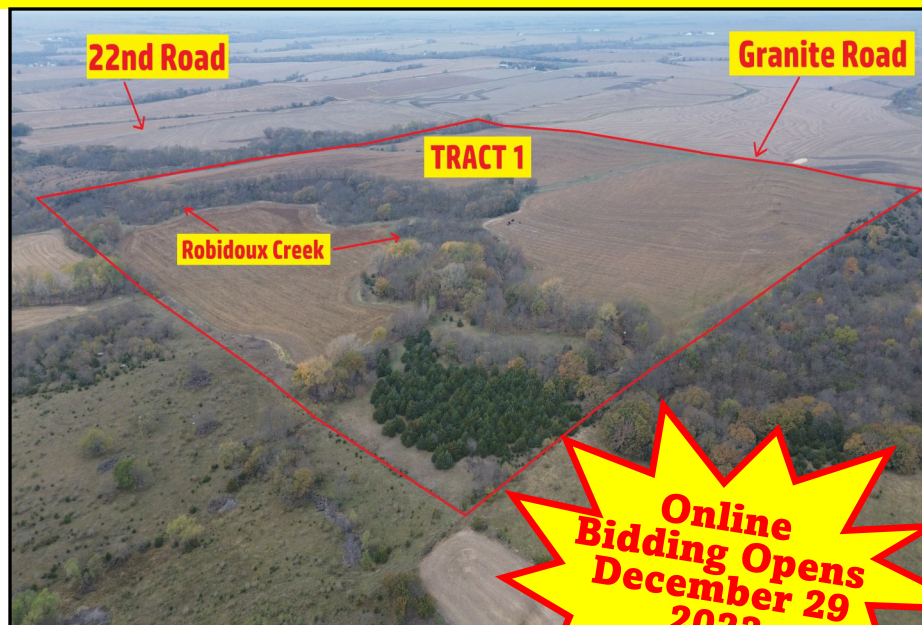
FSA Information: (Per Marshall County FSA Office)

- FSA Farmland = 158.99 acres with 120.23 DCP Cropland Acres
- Base Acres = 111.30 acres (60.10ac Soybeans, 51.20ac Corn)
- PLC Yield (Soybeans 33bu, Corn 113bu)

Property Taxes: \$2774.06

Property Locations:

Tract 1 & 2: From US Hwy 36 & Hwy 99 Intersection (Beattie Corner) travel 1.5 miles North on Highway 99 to Stop Sign at the intersection of Hwy 99 & Ironstone Road/Elm Street. Turn West on Ironstone Road/Elm Street and travel .5 miles to 21st Road. Turn North on 21st Road and travel 2 miles. Tract 2 is located on the West side of Granite Road for .5 miles until you reach the 21st Road & Granite Road intersection. Tract 1: From 21st Road & Granite Road intersection travel 1.25 miles East on Granite Road. Tract 1 is located on the south side of Granite Road for .5 miles.



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Terms & Possession: 10% down day of sale, balance due at closing on or before 2/15/2024. Possession at closing subject to tenants rights. Verbal tenant has possession till March 1, 2024 and Seller will properly notify tenant of termination according to Kansas lease law if buyer is wanting full possession March 1, 2024. Seller to pay 2023 and prior years taxes. Sellers interest in mineral rights shall transfer to buyer. 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. 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 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. Statements made the day of sale take precedence over all other printed materials. Aerials are representations and not guaranteed to be actual property lines.



SELLER

Harley & M. Elaine
Keller Trusts

Contact: Jeff Dankenbring, Listing Broker - (785) 562-8386

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