

LAND AUCTION

Saturday - January 27th - 10:00 A.M.
Hanover Community Center - Hanover, KS

905+/- Acres **Washington County Land**

Tract 1: S13, T02, R05, Acres 134.92+/-, NE1/4 Less R/W and Less 20 +/- Acres (Beckman Home & Acreage)

FSA Details:

- 135.30 FSA Acres, 105.99 FSA Cropland Acres
- 100.98 Base Acres (37.40 Soybeans, 24.56 Corn, 21.67 Wheat, 17.35 Grain Sorghum)

Tract 2: S13, T02, R05, ACRES 157.38+/-, SE1/4 LESS R/W

FSA Details: (Estimated)

- 157.59 FSA Acres, 144.21 FSA Cropland Acres
- 144.56 Base Acres (53.55 Soybeans, 35.16 Corn, 31.02 Wheat, 24.83 Grain Sorghum)

Tract 3: S24, T02, R05, ACRES 157.47+/-, NE1/4 LESS R/W

FSA Details: (Estimated)

- 156.95 FSA Acres, 143.89 FSA Cropland Acres
- 144.24 Base Acres (53.43 Soybeans, 35.08 Corn, 30.95 Wheat, 24.77 Grain Sorghum)
- CRP: 11.68 Acres at \$68.24 per acre thru 9/30/33

Tract 4: S24, T02, R05, ACRES 151.02+/-, SE1/4 LESS R/W & LESS 6.0 Acres (Dixon Home & Acreage)

FSA Details: (Estimated)

- 151.52 FSA Acres, 120.71 FSA Cropland Acres
- 121.01 Base Acres (44.82 Soybeans, 29.43 Corn, 25.97 Wheat, 20.78 Grain Sorghum)
- CRP: 4.35 Acres at \$68.24 per acre thru 9/30/33

Tract 5: S24, T02, R05, ACRES 157.91, SW1/4 LESS R/W

FSA Details: (Estimated)

- 157.82 FSA Acres, 47.21 FSA Cropland Acres
- 47.37 Base Acres (17.54 Soybeans, 11.52 Corn, 10.17 Wheat, 8.16 Grain Sorghum)

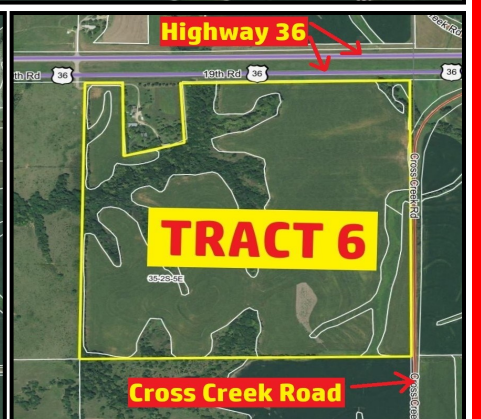
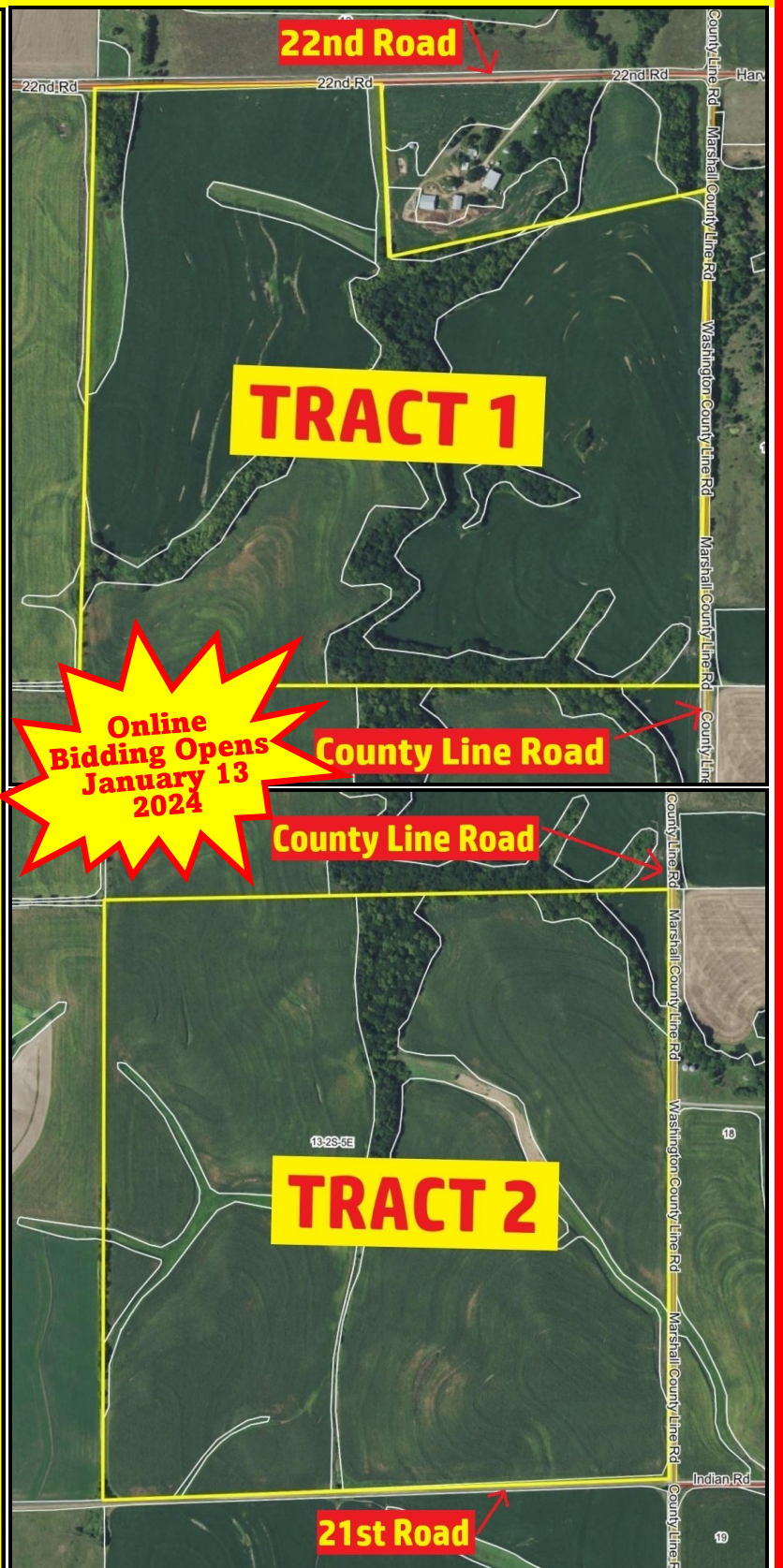
Tract 6: S35, T02, R05, ACRES 145.0+/-, NE1/4 LESS Home and 6.84 Acres & LESS R/W & ACRES Owned by the State of Kansas for Highway 36

FSA Details:

- 144.42 FSA Acres, 113.94 FSA Cropland Acres
- 117.74 Base Acres (37.4 Soybeans, 24.56 Corn, 21.67 Wheat, 17.35 Grain Sorghum)

*****Acres on legals are estimates only due to multiple tracts being combined into larger parcels on the county appraisers website.**

*****Don't Miss your OPPORTUNITY to add HIGH QUALITY Cropland Acres to your Portfolio or Operation! Tracts 1-5 are contiguous and All Tracts are located on or close to Highway 36 just east of the Pony Express Truck Stop.**

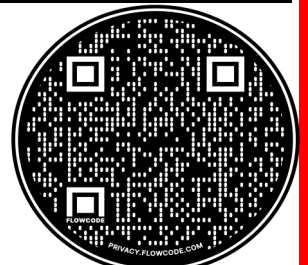


Terms & Possession: 10% down day of sale, balance due at closing on or before 3/5/2024. Full possession to buyer at closing. Seller to pay 2023 and prior years taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Sellers mineral interest transfer with the sale. 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 are representations and not guaranteed to be actual property lines.



SELLER

**Raymond & Anne Feldkamp
Family Trust**



Jeff Dankenbring, Broker - 785.562.8386

www.MidwestLandandHome.com