

MARSHALL COUNTY LAND AUCTION

Thursday - April 4th - 5:00 P.M.
Helvering Center - Marysville, KS

80+/- ACRES **MARSHALL COUNTY** **PRIME CROPLAND**

Legal Description:

S13, T02, R06, ACRES 79.6, E2 SE4 LESS R/W
(Per Marshall County Appraiser's Office)

Property Features:

- **Investor Quality Cropland**
- **93% in Crop Production (73.63 Acres)**
- **100% Wymore Silty Clay Loam Soil Type**
(71% Class II 1-3% Slope, 29% Class III 3-6%)

FSA Details:

- **78.94 Farmland Acres - 78.94 DCP Acres**
- **73.3 Base Acres (36.65 Corn & 36.65 Beans)**

Input Reimbursement: Buyer to reimburse tenant for the fertilizer/application in preparation for 2024 Spring Planting. (Details on Website)

Property Location:

From Marysville (Highway 36 & Highway 77 Intersection) travel west 1.5 miles 7th Road. Turn north on 7th Road and travel 2 miles north to Indian Road. Property is located on the northwest of the 7th Road & Indian Road Intersection. LOOK FOR SIGNS!

VISIT WEBSITE FOR FULL DETAILS



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BID ONLINE Today!



Terms & Possession: 10% down day of sale, balance due at closing on or before 5/8/2024. Possession at closing. Seller to pay 2023 and prior years property taxes. Buyer pays 2024 property 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 ONLY and not guaranteed to be actual property lines.



SELLER
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