

LAND AUCTION

Thursday - March 28th - 10:00 A.M.
Family Life Center, United Methodist Church
Clay Center, KS 67432

146+/- Acres **Clay County KS Land**

Legal Description:

S17, T06, R03E, NW4, E OF HWY LESS ROW

(146 is taxable acres, per Clay County Appraiser's Office)

FSA Details:

148.88 FSA Acres, 93.08 FSA Cropland Acres

Property Features:

- **Excellent diversified tract offering both crop and livestock income.**
- **Above average fence with very good water.**
- **Immediate return on investment with 2024 wheat.**
- **All gently sloping class II soil.**

2023 Property Taxes: \$2,220

Buyer will receive 1/3 of growing wheat at harvest.
Buyer is also responsible for 1/3 of fertilizer expense
totaling \$636.10 to be paid to seller at close.

Property Location:

From Clay Center KS. travel 10 miles north on Hwy.
15 to the NW corner of the property. From the Hwy.
15 and Hwy. 9 Junction, travel 2 miles south to the
same.



VISIT WEBSITE FOR COMPLETE DETAILS



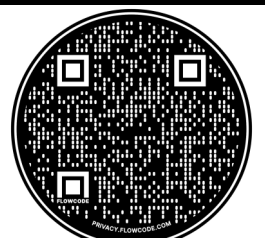
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Terms & Possession: 10% down day of sale, balance due at closing on or before 4/29/2024. Seller to pay 2023 and prior years taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Seller's interest in mineral rights 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.



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