

# LAND AUCTION

**Thursday - April 25th - 10:00 A.M.**

**Heritage Hall (Fair Bldg) - 12200 214th Road - Holton, KS**

## **160.37+/- Acres Jackson County Land**

### **Legal Description:**

**S17, T08, R16E, ACRES 160.37, NE/4 LESS RD ROW**

### **GREAT WHITETAIL PROPERTY!**

- Year Round Water with 2 secluded ponds.
- Perfect Mix of hardwoods, cedars, and hedge allows **MONSTER Bucks** to feel safe during daylight hours.
- 96 acres, currently in brome grass, is suitable for cropland and could be a large food source for wildlife.
- Multiple spots throughout the property are perfect for strategically placed food plot locations.
- 174th Road is well maintained and rocked so you can get to your stand in any weather conditions.

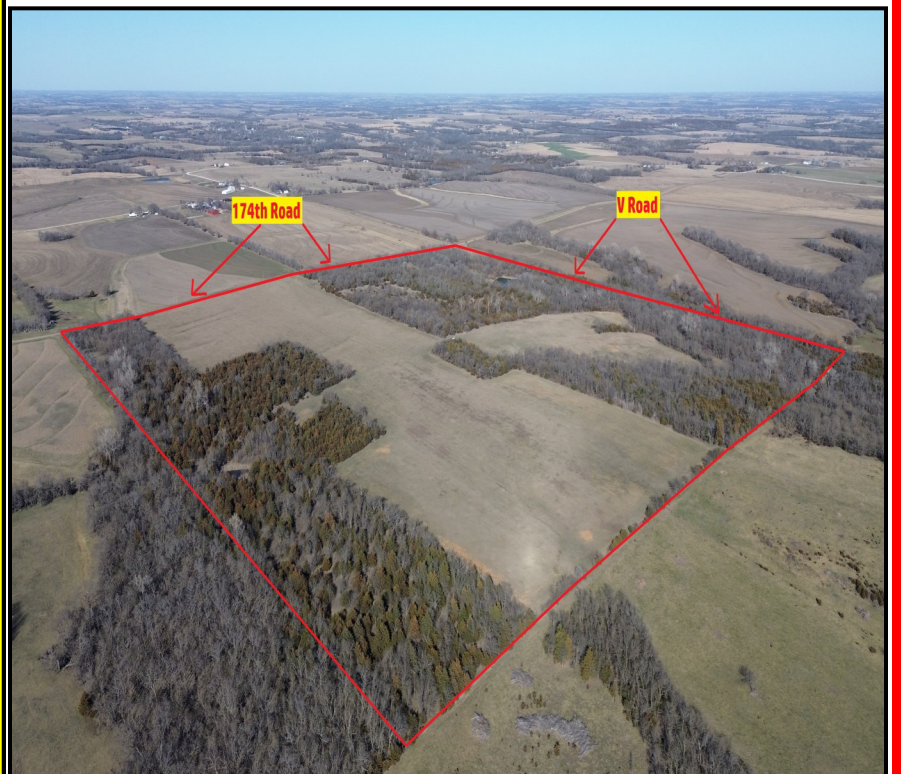
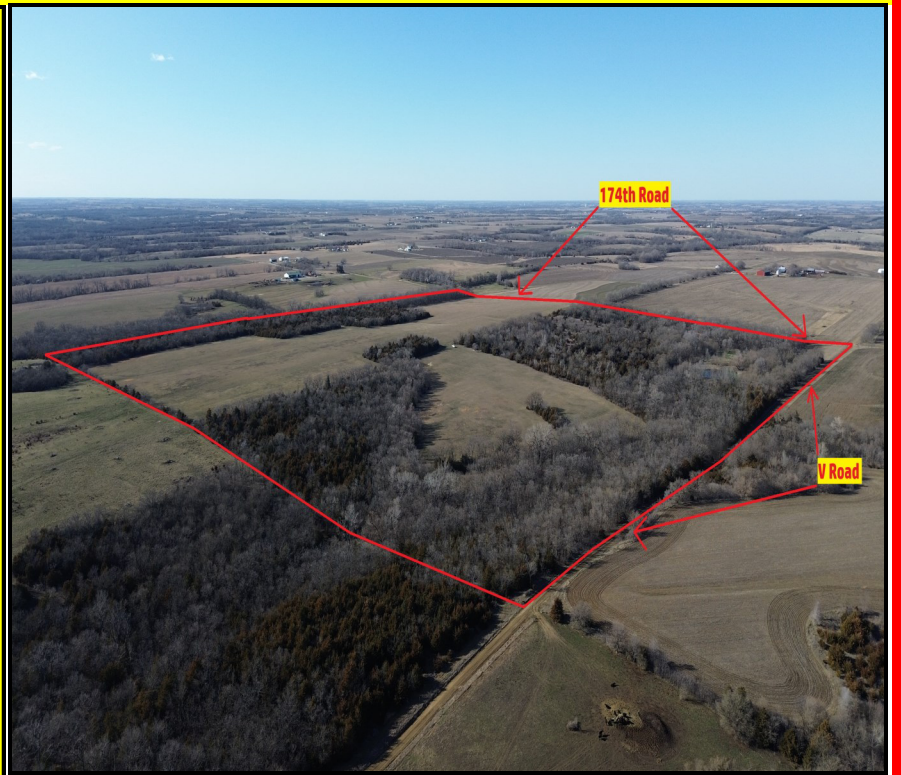
### **PERFECT SPOT FOR A DREAM HOME OR CABIN**

- Located just 20 miles north from the north edge of Topeka and 11 miles southeast of Holton.
- Rural Electric available with transformer ready to supply power to you new home or hunting cabin.
- Rural water hook up right at the end of the driveway on 174th Road.

### **Property Location:**

From Topeka (Hwy 75 & Hwy 24 Intersection) travel north of Hwy 75 for 18 miles to 166th Road. Travel east on 166th Road and travel 3.5 miles to U Road. Turn north on U Road and travel for 1 mile to 174 Road. Travel east on U Road for .5 miles. Property is located on the south side of 174th Road. **WATCH FOR SIGNS!**

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**Terms & Possession:** 10% down day of sale, balance due at closing on or before 5/30/2024. 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**

**Noel & Daniel Strawn**



**Jeff Dankenbring - Listing Broker - 785.562.8386**

**Mark Uhlik - Broker & Auctioneer**

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