

MARSHALL COUNTY LAND AUCTION

Tuesday - June 18th - 10:00 A.M.
Centralia Community Center - Centralia, KS

80+/- ACRES **Cropland & CRP Mix**

Legal Description:

S03, T05, R010, ACRES 79.8, N2 NE4 LESS R/W
(Per Marshall County Appraiser's Office)

Property Features:

- **70.6% Class II Soil Types featuring Pawnee Clay Loam and Kennebec Silt Loam**
Remainder is Class III Soil Type
- **Excellent Whitetail Deer & Turkey Habitat**
- **26.37 Acres in CRP through 9/30/31 with a \$1704.00 Annual Payment**

FSA Details:

- **82.48 Farmland Acres - 69.61 DCP Acres**
- **41.3 Base Acres (Sorghum 17.27, Wheat 12.03, Corn 8.21, Soybeans 3.79)**

2024 Cropland Lease:

- **Possession subject to Tenant's Rights per the written lease that terminates 12/31/24.**
- **Buyer to receive 2nd half lease payment of \$2154.00 paid by tenant no later than 10/1/24**
- **Lease based on 43.08 tillable acres**

Property Location:

From Vermillion (Highway 9 & 29th Terrace Intersection) travel south 3.5 miles to Yonder Road. Turn west on Yonder Road and travel .5 miles to 29th Road. Property is on the southwest of the Yonder Road & 29th Road Intersection. LOOK FOR SIGNS!

VISIT WEBSITE FOR FULL DETAILS



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United States Department of Agriculture
Farm Service Agency

Marshall County

Farm: 7393
Tract: 8848

Name	Shares	Crop	Plant Date	Int. Use
Operator _____	_____%	Wheat-hrw	_____	_____
_____	_____%	Corn-yel	_____	_____
_____	_____%	Soybn-com	_____	_____
Owner _____	_____%	Gr. Sorg	_____	_____
_____	_____%	Oats-spr	_____	_____
_____	_____%	Alfalfa	_____	_____
_____	_____%	Sudan	_____	_____

All crops are Non-IRR unless marked on map
March 21, 2024

Terms & Possession: 10% down day of sale, balance due at closing on or before 7/25/2024. Possession at closing subject to tenants rights. 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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