

LAND AUCTION

Thursday - Sept. 5th - 10:00 A.M.
American Legion, Clifton, KS. (3070 Frontier Rd.)

160 +/- Acres Washington Co. KS.

Tract 1: Legal Description: NW 1/4 SW 14 & SW 1/4 NW 1/4 36-5-2E.

Description: This property is approximately 80 acres with 36.54 acres of pasture and wildlife habitat, the balance being cropland. (Crete and Longford soils)

Tract 2: Legal Description: N 1/2 NW 1/4 36-5-2E

Description: This property is approximately 80 acres with 54.32 acres of pasture and wildlife habitat. The balance of the tract is highly productive cropland (Crete and Longford soils)

Tract 3: Tracts 1 & 2 combined Tracts 1 & 2 will be bid off and the bids added together to determine the starting bid for tract 3. These tracts will be sold however brings the highest price.

Combined Info: Per WS Co. Appraisers office - Total acres 159.39, 62.3 acres cropland, 95.19 acres Native grass, 1.9 acres tame grass. Taxes - \$1614.93

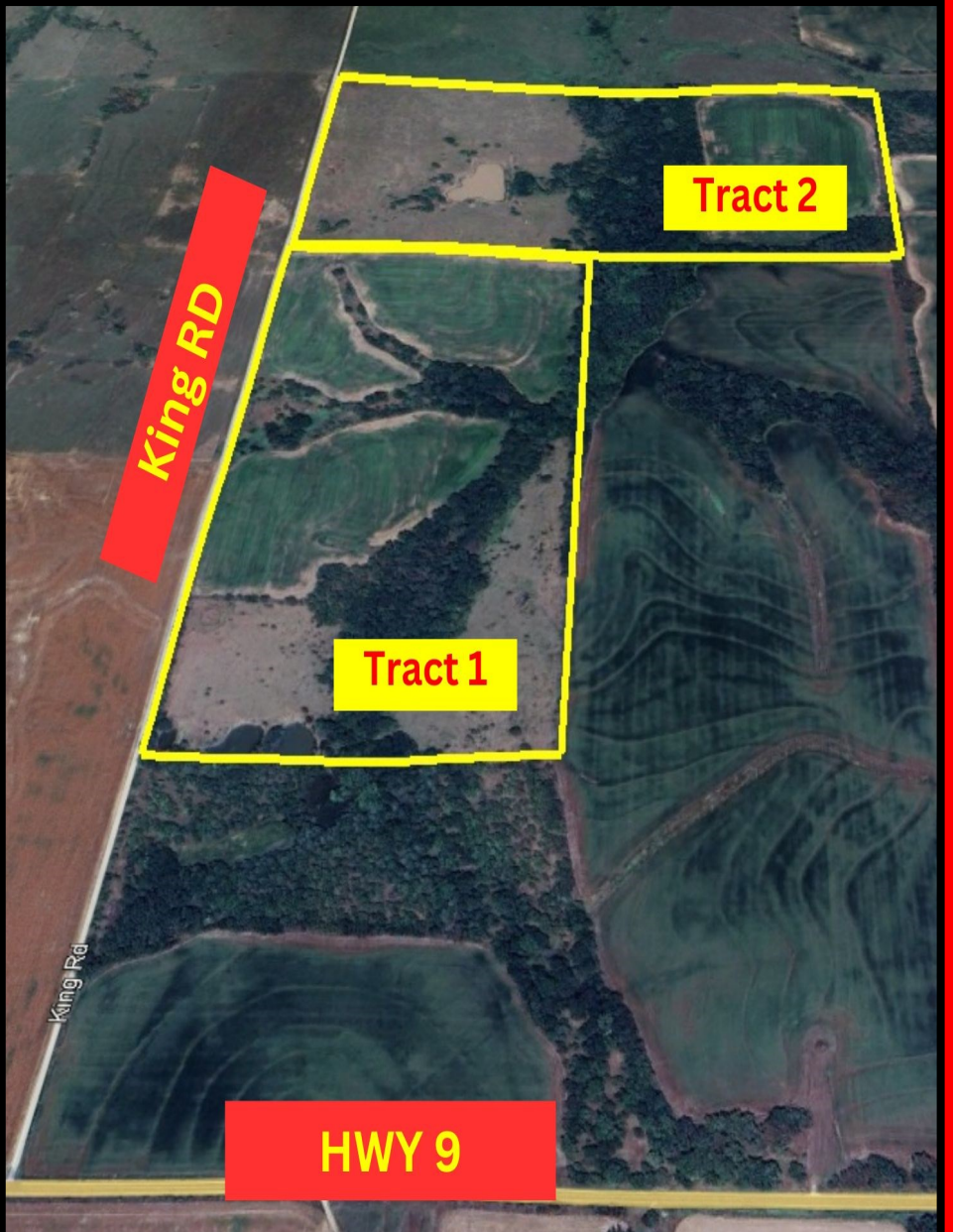
FSA Info - 155.61 Farmland acres, 63.07 DCP cropland acres, 59.1 Base acres, Wheat - 34.3A, Soybeans - 8.6A, Grain Sorghum - 15A, Corn - 1.2A

Property Location:

From Clifton KS : Go 6 miles East on Hwy 9 to King Road. Then North 1/4 mile. This is the Southwest corner of Tract 1.



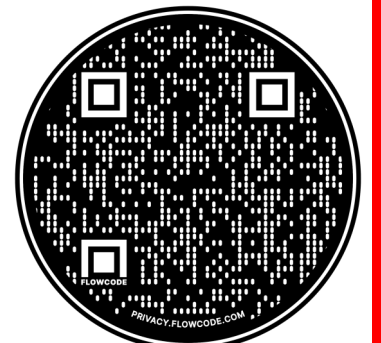
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BID ONLINE Today!



Terms & Possession: 10% down day of the sale, balance due at closing on or before October 11th, 2024. Buyer to take possession at closing Subject to Tenants rights. Seller to pay 2024 property taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. Seller's interest in mineral rights to transfer with the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to the 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 disclaims any liability for errors, omissions, or changes regarding any information provided for this sale. 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. Pictures and property lines are illustrations only and not guaranteed to be actually property lines. Dustin Mullen of Ryan and Mullen is representing the Trust, and will prepare purchase contracts. Clay County Abstract and Title will provide title ins and closing



Seller
Alexander Trust
(Special Needs)



Mark Uhlik, Listing Broker/ Auctioneer - 785.747.8568
Jeff Dankenbring Broker

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