

CLAY COUNTY LAND AUCTION

SEPTEMBER 17TH 10 AM

921 5TH ST, FIRST UNITED METHODIST CHURCH, CLAY CENTER, KS

240 +/- Acres

Legal Description:

Legal Description: S30, T10, R03E, ACRES 239.2, W2 W2 & SE4 NW4 & SW4 NE4 LESS ROW

2023 Property Taxes = \$1087.74

FSA Information:

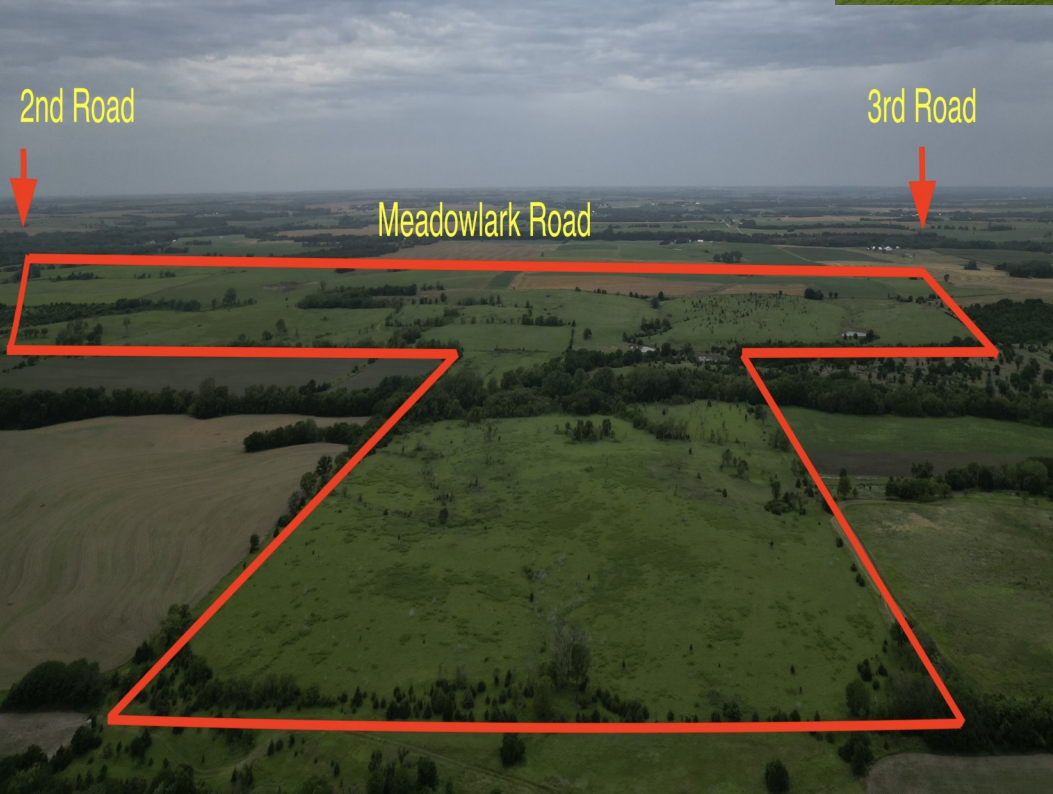
DCP Cropland Acres = 121.94

Base Acres = 4.81 GRAIN SORGHUM

PLC Yield = GRAIN SORGHUM 47 bu

CRP ACRES 117.13

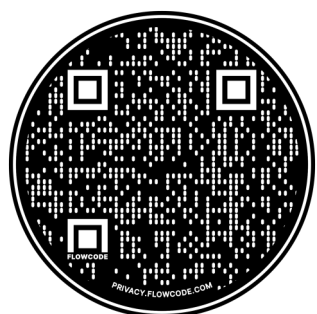
Property Location: From Highway 15 and 3rd Rd travel west one mile to Meadowlark Rd.. Property lies on east side of Meadowlark RD and runs south from 3rd to 2nd Rd.



**Barrett Long
Listing Agent
785-447-0329
Call or Text**

Agent's Notes: This southern Clay County property holds a variety of wildlife, and is minutes from Milford Lake! With 120 acres +/- of CRP and 120 acres +/- of pasture it offers excellent grazing and hunting. The CRP contract was renewed in 2023 and has an annual payment of \$9103. Centrally located from Clay Center, Chapman, Wakefield and Abilene. Whitetail deer, turkey, quail, pheasant and dove can all be found, while 2 large ponds, timber and CRP provide ample habitat for all.

Terms & Possession: 10% down day of the sale, balance due at closing on or before October 17th, 2024. Buyer to take possession at closing Subject to Tenants rights. Seller to pay 2023 property taxes. Buyer to pay 2024 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. Bruce Wingerd, Attorney is representing the Trust, and will prepare purchase contracts. Republican Valley Title will provide title ins and closing services. Announcements made the day of sale will take precedence over all other information.



Sellers
Jean Baker Trust & Ruby
E Johnson Trust



**Barrett Long, Listing Agent & Land Specialist, 785.447.0329
www.MidwestLandandHome.com**