

BROWN COUNTY LAND AUCTION

Tuesday - October 8th - 10:00 A.M.
Fisher Center - Hiawatha, KS

77.3 +/- ACRES **BROWN COUNTY LAND**

Tract 1 Legal Description:

S10 , T04 , R18E , ESTIMATED ACRES 73.1 , E2/SE4 LESS R/W (DOES NOT INCLUDE 4.2+/- ACRE HOMESITE

Property Features:

- Investor Quality Cropland
- 93% in Crop Production (69.6+/- Acres)
- Featuring Wymore Silty Clay Loam and Aksarben Silty Clay Loam Class II & III Soils Types

Tract 2 Legal Description: (Homesite & Acreage)

S10 , T04 , R18E , ESTIMATED ACRES 4.2+/- in E2/SE4

WATCH WEBSITE FOR OPEN HOUSE DATE & TIME

Property Features:

- Beautiful Home Located off paved road
- Fiberoptic Cable
- 42'X48' Morton Building
- Established Windbreak

FSA Details: Tract 1 & 2 Combined

- 77.4 Farmland Acres - 73.45 DCP Cropland Acres
- 70.4 Base Acres (Corn 35.19, Soybeans 35.21)

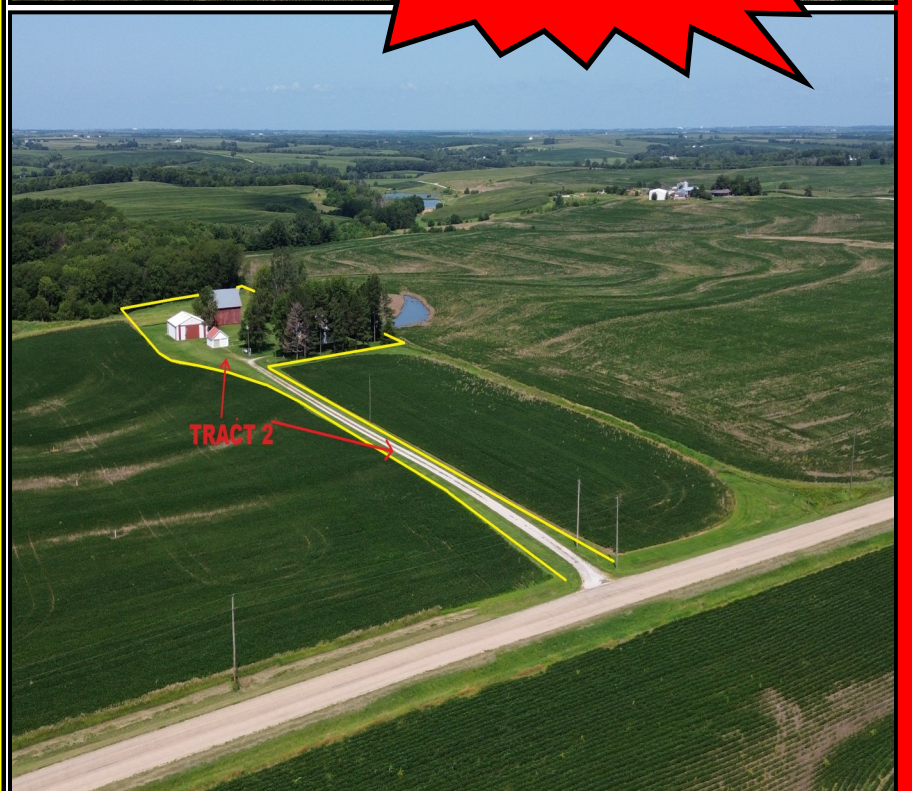
Tract 3:

Combination of Tract 1 & 2 offered together as a single tract.

Property Location: (Approximately 8 miles south of Robinson)

From Highway 36/Robinson Exit travel south through Robinson then .5 miles south of RR tracts to 205 St. Turn east and travel for 1.25 miles to Sumac Rd. Travel south on Sumac for 2.5 miles to 180th St. Travel east for .5 miles to Sunflower Road. Travel south on Sunflower Rd for 3.5 mile and property will be on your right (West). Watch for Signs!

SEE WEBSITE FOR COMPLETE DETAILS!



**Download Our APP
to get registered to
BID ONLINE Today!**

Terms & Possession: 10% down day of sale, balance due at closing on or before 11/13/2024. Possession at closing subject to tenants rights. Tenant has signed a Voluntary Release of Tenancy effective at the conclusion of 2024 Fall Harvest and buyer takes full possession after harvest. Seller to pay 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

Francis & Eva Cox Trust



Jeff Dankenbring, Listing Broker - 785.562.8386

Mark Uhlik, Broker & Auctioneer

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