

MARSHALL COUNTY LAND AUCTION

Friday - October 4th - 10:00 A.M.
Helvering Center - Marysville, KS

146.3 +/- ACRES

MARSHALL COUNTY CROPLAND

Tract 1 Legal Description:

**S18, T02, R07, ACRES 106.8, SW4 SW4 & E2 SW4
LESS R/W (Per Marshall County Appraiser's Office)**

Property Features:

- Investor Quality Cropland
- 83% in Crop Production (88.26 Acres)
- 92% Wymore Silty Clay Loam Class II Soil Type

FSA Details: (ESTIMATED)

- 107.23 Farmland Acres - 98.81 DCP Cropland Acres
- 86.42 Base Acres (28.87 Beans, 28.63 Wheat, 24.02 Sorghum, 4.9 Corn)

Tract 2 Legal Description:

**S19, T02, R07, ACRES 39.5, NE4 NW4 LESS R/W
(Per Marshall County Appraiser's Office)**

Property Features:

- Investor Quality Cropland
- 89% in Crop Production (88.26 Acres)
- 100% Wymore Silty Clay Loam Soil Type
(Class II&III)

FSA Details: (ESTIMATED)

- 39.1 Farmland Acres - 39.1 DCP Cropland Acres
- 34.28 Base Acres (11.45 Beans, 11.36 Wheat, 9.53 Sorghum, 1.94 Corn)

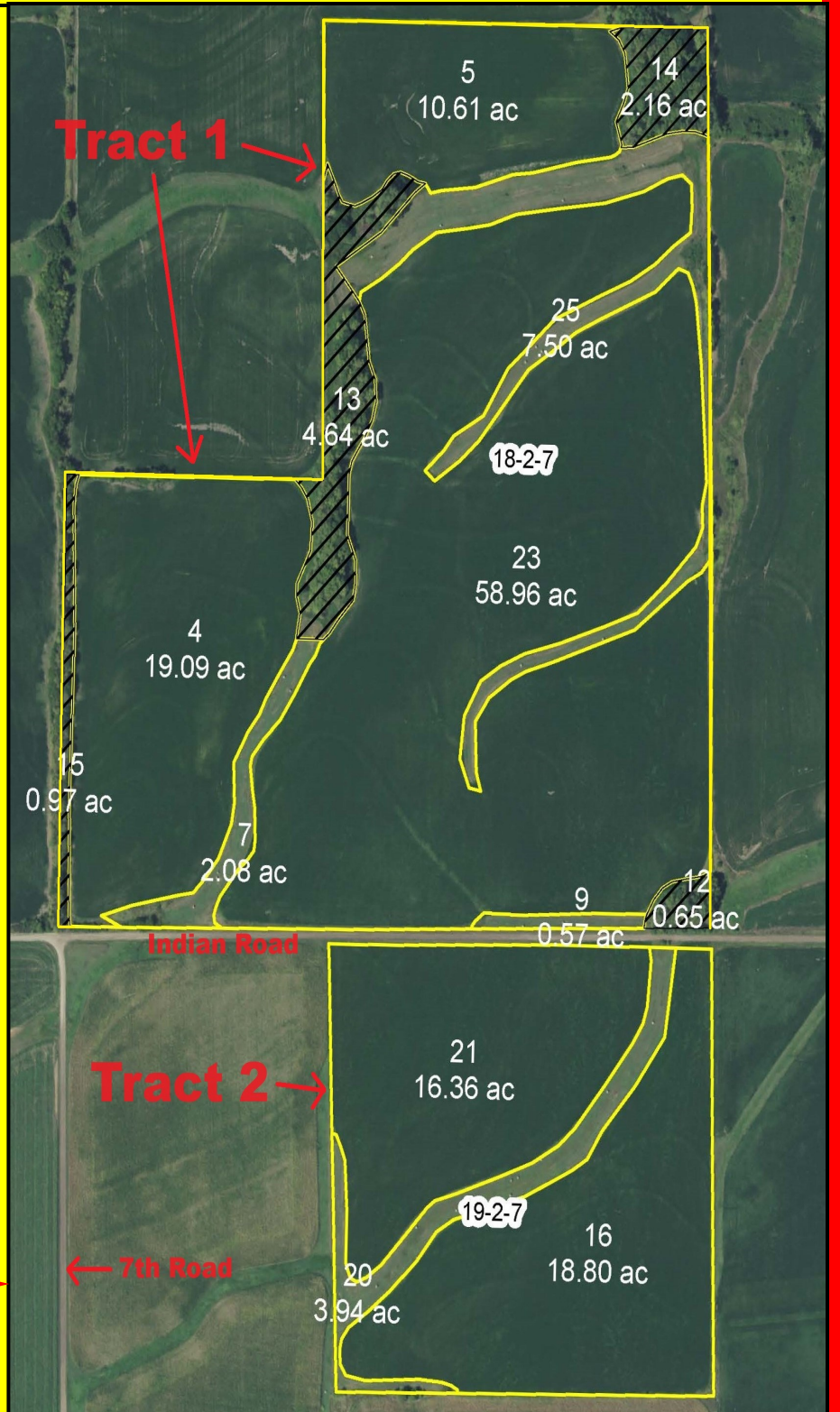
Property Location:

From Marysville (Highway 36 & Highway 77 Intersection) travel west 1.5 miles 7th Road. Turn north on 7th Road and travel 2 miles north to Indian Road. Tract 1 is located on the northeast of the 7th Road & Indian Road Intersection. Tract 2 is located 1/4 mile east on south side of Indian Road. LOOK FOR SIGNS!

VISIT WEBSITE FOR FULL DETAILS



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OPENS FRIDAY,
SEPTEMBER 20TH**



Terms & Possession: 10% down day of sale, balance due at closing on or before 11/7/2024. 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

Strickler & Hover Family Heirs



Jeff Dankenbring, Listing Broker - 785.562.8386

Mark Uhlik, Broker & Auctioneer

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