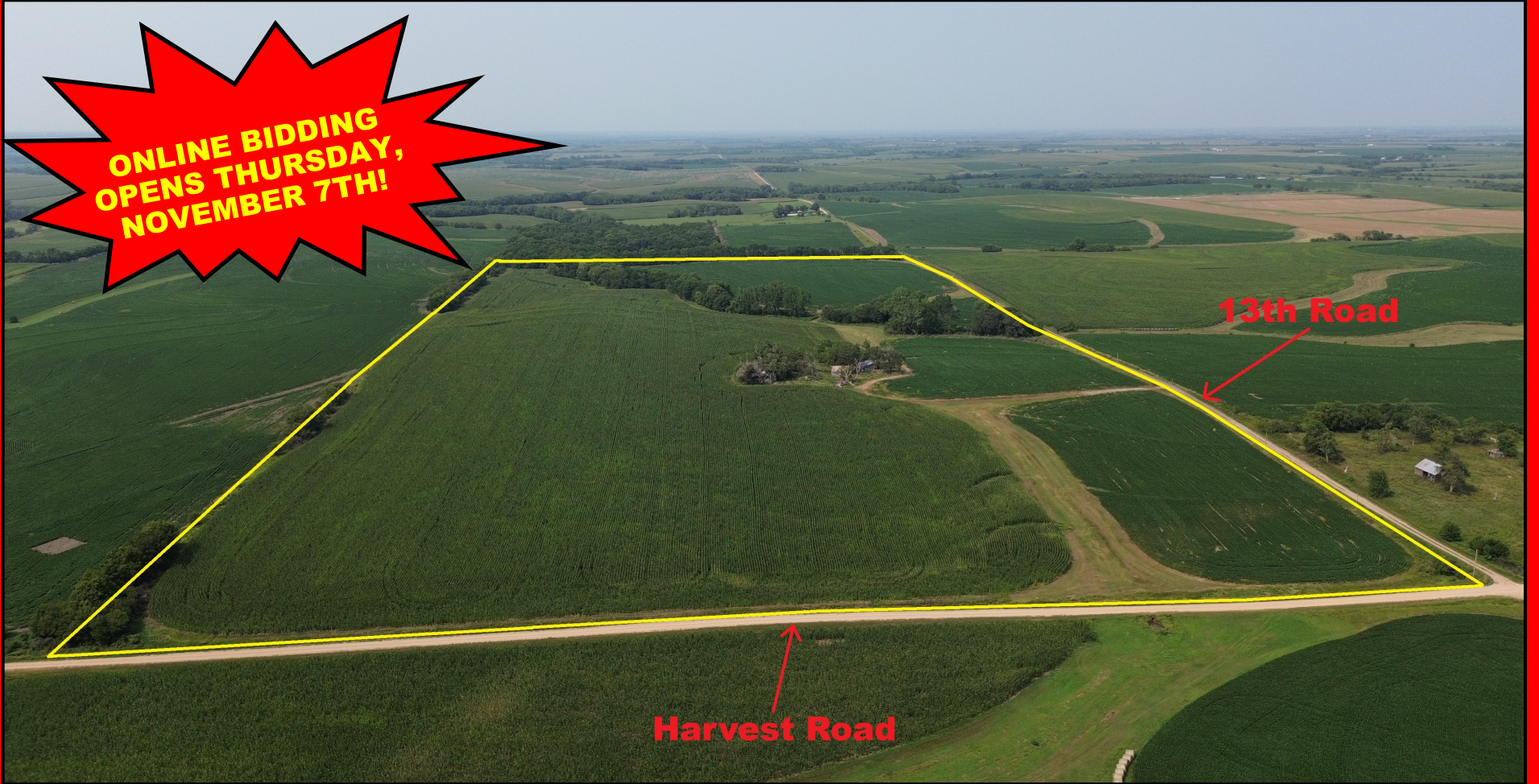


LAND AUCTION

Thursday, November 21st - 5:00 P.M.
Helvering Center - Marysville, KS

**ONLINE BIDDING
OPENS THURSDAY,
NOVEMBER 7TH!**



77.7 +/- Acres

Legal Description:

S12, T02, R07, ACRES 77.7, E2 SE4 LESS RW

2023 Property Taxes = \$1541.44

FSA Information:

Farmland Farmland Acres = 78.27

DCP Cropland Acres = 68.75

**Base Acres = 68.7 (Grain Sorghum 42.10ac,
Wheat 26.60ac)**

PLC Yield = Grain Sorghum 58bu, Wheat 36bu

Property Location:

**From East Edge of Marysville: US Highway 36
and 12th Rd (Oketo Highway) intersection travel
north on 12th Rd for 3 miles to Harvest Rd. Turn
right (east) on Harvest Rd and travel 3/4 of a
mile and property will be on the north side of
Harvest Road. Look for Signs!**

SEE WEBSITE FOR COMPLETE DETAILS



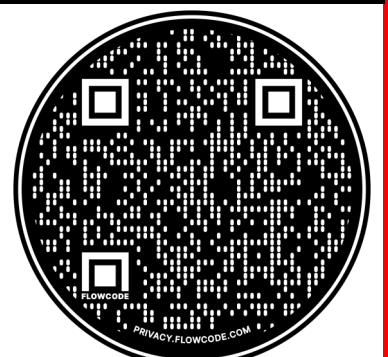
**Broker's Notes: This
AWESOME property
features 74% Class II
Soil Types (Wymore
Silty Clay Loam, Paw-
nee Clay Loam, and
Kennebec Silt Loam)
soil types considered
PRIME for crop produc-
tion. The remainder of
the tract is Class III
(Pawnee Clay Loam &**

**Wymore Silty Clay Loam) soil types. Adding
additional cropland acres could be possible
with minimal additional work. This property is
conveniently located just 4 miles northeast of
Marysville, KS and is only 3/4 mile from the
Oketo highway. Quality properties like this
don't come available often so Don't miss your
OPPORTUNITY to own this GREAT tract of
Marshall County Land!**

Terms & Possession: 10% down day of sale, balance due at closing on or before 12/31/24. Possession at closing subject to tenants rights. Current verbal tenant has been properly terminated in accordance with Kansas Lease Law effective March 1, 2025 and notified to not plant any fall seeded holdover crops. Seller's interest in minerals transfer with the sale of the property. Seller to pay 2024 and prior years taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Property to be sold "AS-IS, WHERE-IS" subject to items on a survey, claims of adverse possession, and all easements and exceptions of record. 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 disclaims 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 previously printed materials. Aerials are representations and not guaranteed to be actual property lines.



Seller
Griswold Family
Trust



Jeff Dankenbring, Land Agent & Broker
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www.MidwestLandandHome.com