

LAND AUCTION

**Friday, February 28th - 10:00 A.M.
Community Center - Waterville, KS**



148 +/- Acres

Legal Description:

S06, T03, R06, ACRES 148, SW4 LESS R/W

2024 Property Taxes = \$3037.38

FSA Information:

Farmland Farmland Acres = 148.97

DCP Cropland Acres = 136.18

**Base Acres = 131.3 (Grain Sorghum 53.5ac,
Wheat 50.6ac, Soybeans 27.2ac)**

**PLC Yield = Grain Sorghum 126bu, Wheat 42bu,
Soybeans 41bu.**

Property Location:

From 1st Rd & US Highway 36 intersection travel south on 1st Rd for 1.5 miles and property will be on the east side of 1st Road with Matador Rd being the south property line. Look for Signs!

SEE WEBSITE FOR COMPLETE DETAILS



Broker's Notes: This AWESOME property features 55.8% Wymore Silty Clay Loam Class II Soil Type considered PRIME for crop production and Wymore Silty Clay Loam & Pawnee Clay Loam Class III Soil Types considered

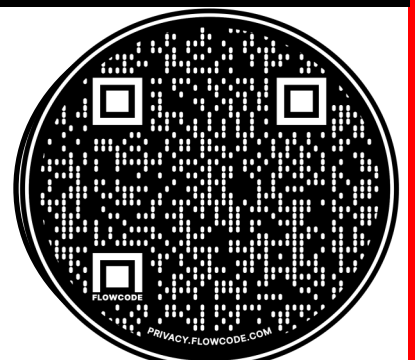
Excellent for crop production. Tile terraces exist on the south portion of the farm with additional cropland acres possible with additional tiling. This property is conveniently located just 1.5 miles south of US Highway 36 and just 9 miles from the Farmers Cooperative Rail Load Facility in Hanover, KS.

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 4/3/25. Possession at closing. The Current tenant has voluntarily released their rights effective January 1, 2025 with NO 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, buyers financing arrangements should be 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. Contract provided by Anthony Bruna, attor-



**Seller
Jeff Livers**



**Contact: Jeff Dankenbring, Land Agent, Broker 785.562.8386
Mark Uhlik - Broker & Auctioneer**

www.MidwestLandandHome.com