

LAND AUCTION

Friday - March 28th - 10:00 A.M.
Helvering Center - Marysville, KS

350+/- Acres **Marshall County Land**

Tract 1:

Legal Description: (Per Marshall County Appraiser)
S12-T2S-R7E, 6TH PRINCIPAL MERIDIAN, ACRES 120 +/- (Estimated) W2, SE4, & SW4 of NE4, EXC RD ROW

FSA Information: (Estimated)

- FSA Farmland = 120.00 acres with 113.11 DCP Cropland Acres
- Base Acres = 107.79 acres (45.49 Beans, 39.34 Wheat, 17.64 Corn, and 5.31 Grain Sorghum)

2024 Property Taxes: Check Website for Estimate

Tract 2:

Legal Description: (Per Marshall County Appraiser)
S12-T2S-R7E, 6TH PRINCIPAL MERIDIAN, ACRES 152 +/- (Estimated), SW4, ACRES 4.5, A TR IN SW4 SW4 BEG E763.05' TO POB THEN E244.00'; NELY 620.00'; WLY 437.89'; SLY 610.00' TO POB, EXC RD ROW

FSA Information: (Estimated)

- FSA Farmland = 151.64 acres with 129.39 DCP Cropland Acres
- Base Acres = 122.97 acres (51.90 Beans, 44.80 Wheat, 20.13 Corn, and 6.06 Grain Sorghum)

2024 Property Taxes: Check Website for Estimate

Tract 3:

Legal Description: (Per Marshall County Appraiser)
S11, T02, R07, ACRES 77.9, N2 SE4 LESS R/W

FSA Information: (Estimated)

- FSA Farmland = 78.36 acres with 70.36 DCP Cropland Acres
- Base Acres = 66.99 acres (28.27 Beans, 24.53 Wheat, 10.97 Corn, and 3.31 Grain Sorghum)

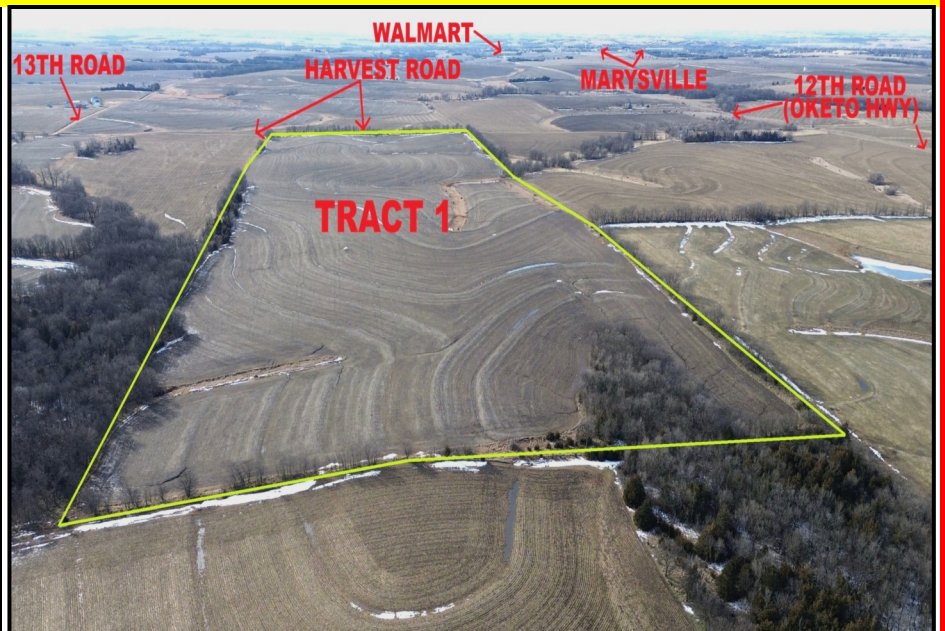
2024 Property Taxes: \$1471.16

Property Locations:

From US 36 & 12th Road (Oketo Highway) travel 3 miles north to Harvest Rd. Tract 2 is located on the Northeast and Tract 1 is located 1/2 mile east on the north side of Harvest Rd. From 12th Rd & Harvest Rd intersection travel 1/4 mile north on 12th Rd (Oketo Highway) and Tract 3 is on the West side of 12 Rd.



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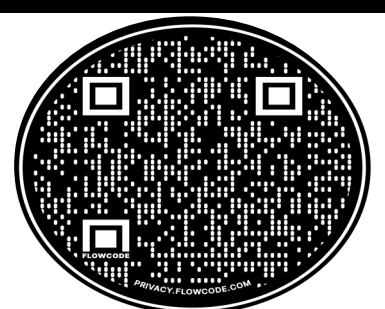


ONLINE BIDDING
OPENS THURSDAY
MARCH 14TH!

Terms & Possession: 10% down day of sale, balance due at closing on or before 4/30/25. Possession at closing subject to tenants rights. Current tenants have been properly terminated in accordance with Kansas Lease Law effective March 1, 2025. Seller to pay 2024 and prior years taxes. Title insurance, contract preparation, 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 other printed materials. Aerials are representations and not guaranteed to be actual property lines. Anthony Bruna, Bruna Law, LLC, Attorney for Sellers, Pony Express Title, escrow, title & closing agent.



SELLERS
Merlin & Virginia
Griswold Heirs



Jeff Dankenbring, Listing Broker - 785.562.8386
Mark Uhlik, Broker & Auctioneer
www.MidwestLandandHome.com