

CLAY COUNTY LAND AUCTION

MARCH 27TH 4:00 PM

SCANOLLI'S 306 DOGWOOD ST, WAKEFIELD, KS

79 +/- ACRES

Legal Description:

S24, T10, R03E, ACRES 78.4, E2, SW4 LESS ROW

Property Taxes: \$1,219.20

FSA Information:

DCP Cropland Acres = 70.32

Base Acres =

Wheat 25.63 PLC Yield 34 BU

Sorghum 16.47 PLC Yield 71 BU

Soybeans 17.20 PLC Yield 32 BU

Property Location:

From Wakefield, drive south on Sunflower Rd 3 miles to 4th Rd. Head west on 4th Rd a quarter mile. Property lies on the south side of 4th Rd.



**ONLINE BIDDING
OPENS THURSDAY
MARCH 13TH!**

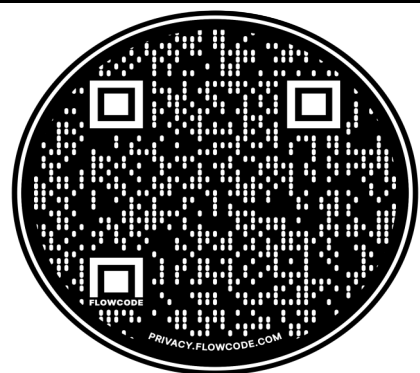
Broker's Notes: This 79 +/- acre farm features approx. 70 acres of cropland with the balance in waterways and timber. The majority of the farm is a mixture of class II and III crete silty clay loam soils. The creekbed on the south of the property feeds into Quimby Creek and is an excellent travel corridor for whitetail deer and turkeys. This property is just a few miles from Milford Lake with additional public hunting land and recreation.



**Barrett Long
Land Agent**



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. Clay County Title, Title, Escrow, & Closing Agent



**Husted Family
Seller**



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