

LAND AUCTION

68 +/- Acres Clay County Kansas
March 25, 2025 @ 10:00 AM
Scanolli's - 306 Dogwood ST, Wakefield, KS

Legal Description:

S20, T10, R04E, ACRES 77.4, BEG NE COR SE4 TH W660 S330 W330 S660 W330 S990 W681.4 S665.8 E2050 N2660 TO POB LESS ROW LESS 10+/- ACRES OUT OF THE SW CORNER

Property Taxes: \$1,202.20

FSA Information:

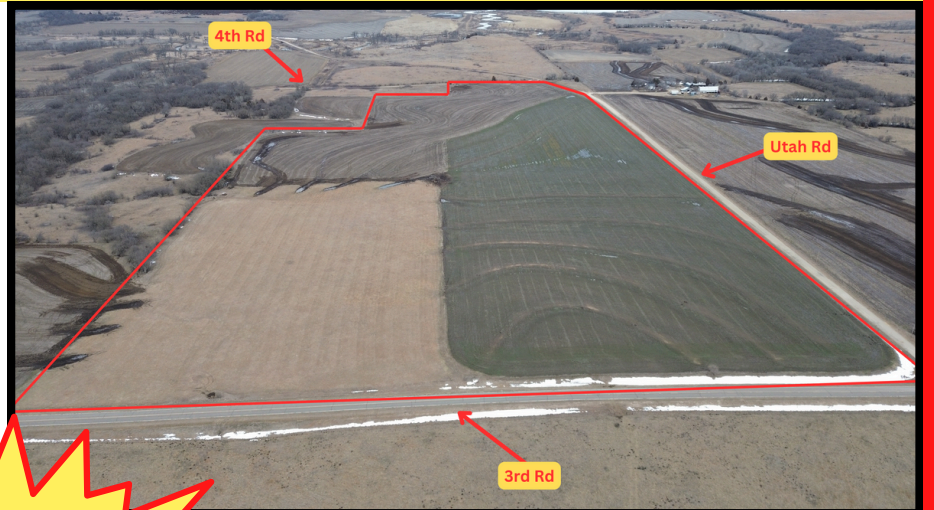
68.96 Total Farmland Acres
53.96 Cropland Acres

Property Features:

- Immediate access for 2025 spring crop prep
- Full quarter mile blacktop frontage
- Every acre offering return on investment
- Buyer receives 1/3 of growing wheat
- Excellent views of Milford reservoir
- Great access with opportunity for build sites

Property Location:

From Wakefield, KS - Travel 4 miles south on Sunflower Rd, 2 miles east on 3rd Rd this puts you at the SE corner of the property.



VISIT WEBSITE FOR COMPLETE DETAILS ON BUYER REIMBURSEMENTS ON GROWING WHEAT AND OPEN CROPLAND



Download our APP or go to our website and get registered to BID ONLINE TODAY!



“Just what you’re looking for” is the best way to describe this beautiful tract of Clay County real estate!

Terms & Possession: 10% down day of sale, balance due at closing on or before 04/25/2025. Buyer will have possession of the property at closing subject to tenants rights on the growing wheat crop. Seller to pay 2024 and prior years taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Seller's interest in mineral rights 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 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. .



Seller
Elizabeth Dugan & Jerrilyn Hendrickson



Toby Bruna, Land Agent - 785.713.9325
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