

ONLINE ONLY AUCTION

55 +/- Acres Marshall County Kansas Thursday, April 17 @ 6:00 P.M.

Legal Description:
S35, T2, R11, ACRES 55.77, Tract in SE/4, LESS R/W
Property Taxes: \$1,637.12

FSA Information:
Estimated DCP Cropland Acres = 49.79
Base Acres = Soybeans 35.04, Corn 12.49,
Oats 1.66 PLC Yield = Soybeans 32, Corn 129, Oats 42.
***FSA Map includes acres not being included in sale.**
Numbers here are estimates. See Website for details.*

Property Features:
-Immediate access for 2025 spring crop preparation.
-1/2 mile from US HWY 36.
-Features Primarily Wymore Silty Clay Loam soils
-5.2 Miles from Home City Grain
-Utilities nearby
-Previously Organically Farmed. Hemp product used as substitute to Anhydrous Ammonia was most recent crop planted.

Property Location: From US 36, go South on 12th Rd to Keystone Rd. Turn West onto Keystone & Property is on South side of Keystone Rd.



Terms & Possession: 10% down day at 10:00 A.M., on 4/18/2025, balance due at closing on or before 05/19/2025. Buyer will have IMMEDIATE possession of the property to prepare for spring planting upon completion of an executed contract, receipt of earnest money deposit, and proof of liability insurance. 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
Donna Rottinghaus Trust



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