

LAND AUCTION

Tuesday - April 22nd - 10:00 A.M.
Clyde VFW - Clyde, KS

157.55 +/- Acres **Cloud Co. KS Land**

Tract 1 Legal Description: NE 1/4 7-7-1W
Acres Per the Cloud County Appraisers office
Cropland - 148.21 acres Native Grass - .28 acres
Tame Grass - 9.06 acres
Property Taxes = \$2467.20
FSA Information: Farmland Acres = 158.59
DCP Cropland Acres = 158.59 Eff. DCP = 158.59
Base Acres = 132.67 (Wheat 73.95ac, Soybeans 37.03ac
Grain Sorghum 21.64ac)
Yields = Grain Sorghum 75bu, Wheat 33bu, Soybeans
35bu.

Property Location: From Ames KS (Hwy 9 & 260th Rd.)
go south on 260th Rd. for 7.25 miles to Key Rd. then west
1 mile to 250th Rd. this is the NE corner of the farm.
Look for Signs!

SEE WEBSITE FOR COMPLETE DETAILS
Online Bidding starts Tuesday April 8th



Download Our APP
on your device
and get registered to
BID ONLINE Today!



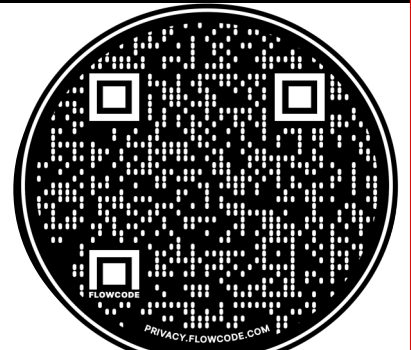
Broker's Notes: This property is 94% in crop production There is approximately 148 acres of gently rolling cropland with the balance of the farm being waterways and roadsides. The soil types are mostly Hastings, Crete, and Longford soils, class II & III. This tract is investor quality and would make an excellent addition to any farming operation or portfolio.

Immediate possession upon signing a purchase contract and providing proof of insurance.

Terms & Possession: 10% down day of sale, balance due at closing on or before 5/22/25. Full Possession at closing. Immediate possession upon signing a purchase contract and providing proof of insurance. 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". 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 the 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. 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. Seller expressly disclaims any liability for errors, omissions or changes regarding any information provided for these sales. Statements made the day of sale take precedence over all previously printed materials. Aerials are representations only and are not guaranteed to be actual property lines.



Seller
Steve Reedy



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