

LAND AUCTION

Thursday April 24th - 10:00 A.M.
Kloppenbergs Ctr., Hanover KS

240 +/- Acres **Washington Co. KS Land**

Tract 1 Legal Description: E1/2 SE 1/4 28-3-5E 78.1Acres

Taxes = \$1202.62

FSA Information: Farmland Acres = 78.95 **DCP Eff. Acres = 78.81**

Election choice - Arc County; corn, beans, wheat, grain sorghum

Base Acres = 72.86 (Corn 16.15ac, Wheat 29.23ac, Soybeans 22.50ac

Grain Sorghum 4.98ac)

Yields = Corn 88bu, Wheat 45bu, Soybeans 40bu Grain Sorghum 94bu.

Tract 2 Legal Description: S 1/2 NE 1/4 & N 1/2 SE 1/4 33-3-5E 156A.

Taxes \$3047.27 (includes the home)

FSA Information: Farmland acres = 159.67 **DCP Eff. Acres = 113.45**

Election choice - Arc County; corn, beans, wheat, grain sorghum

Base Acres = 104.84 (Wheat 42.07ac, Corn 23.23ac,

Grain Sorghum 7.17ac, Soybeans 32.37ac)

Yields = Wheat 45bu, Corn 88bu, Grain Sorghum 94bu, Soybeans 40bu.

Tract 3 - Home: 2 bedroom, single bath, older home on approximately 4 acres with an eat-in kitchen. The home has beautiful hardwood floors and woodwork. A full basement and central heat and air. There are several usable outbuildings. This tract has room for a garden, 4-H projects, fruit trees, and many other outdoor endeavors. A very neat well kept farmstead. Must see to appreciate. Open House April 8th 4:30 - 6:30 pm.

Tract 4 Tract 4 is the combination of tracts 2 and 3. The tracts will sell whichever way brings the most money. Separate or together. Should the tracts sell separately a survey will be provided with the cost split between Tract 3 and the seller.

Property Location: From Barnes KS go east 1/2 mile to Hwy 148. Then North 2.5 miles to Tract 2 & 3 then 1/4 mile North to Tract 1 Watch for the signs.

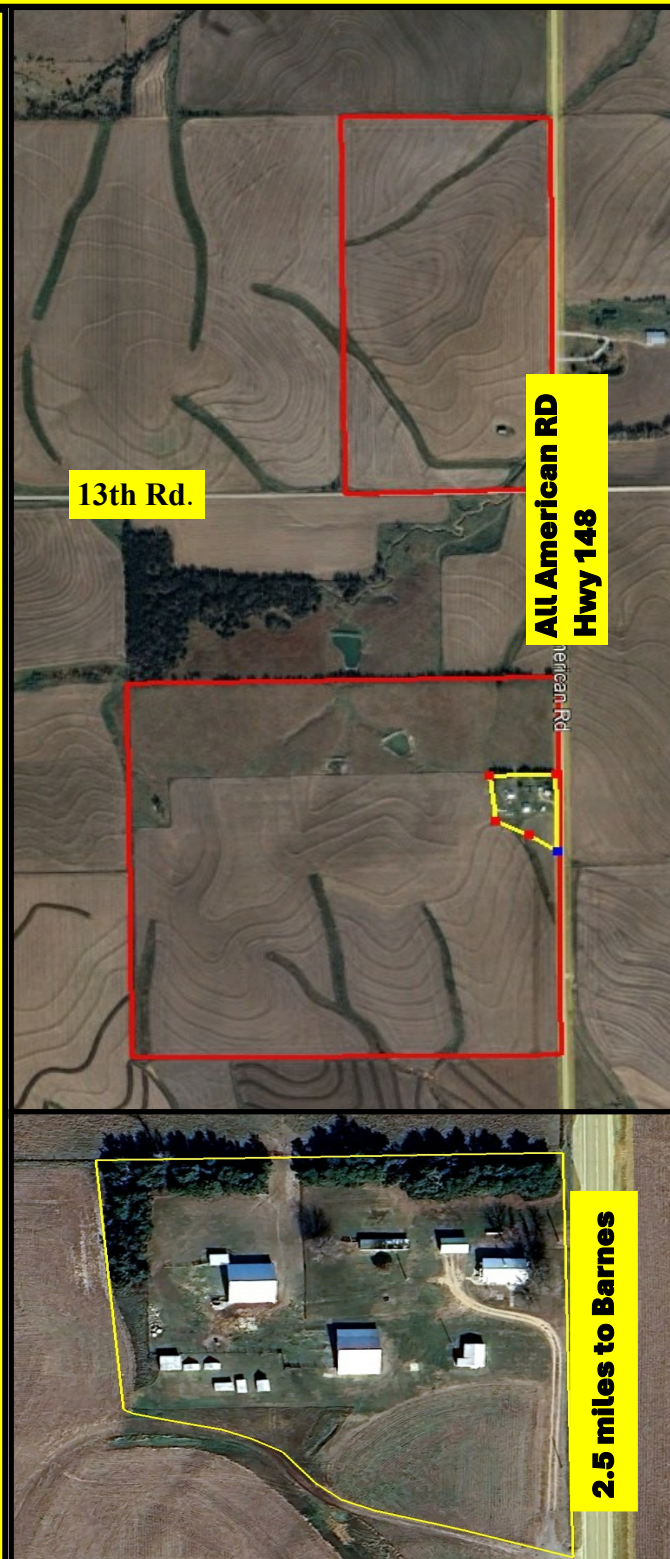
SEE WEBSITE FOR COMPLETE DETAILS

Online Bidding starts Thursday April 10

Open House April 8th 4:30 - 6:30 PM



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



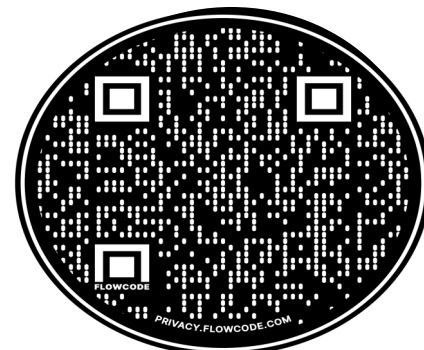
Broker's Notes: These properties are impeccably maintained, showcasing some of the finest farmland around. The terraces are in excellent condition, with no signs of erosion. The waterways are carefully managed and hayed annually. The pasture boasts two ponds, a strong fence, minimal weeds, and easy access all with no trees. The home itself is a true gem—a charming two-bedroom, one-bath house that has been perfectly preserved. With its original hardwood floors and pristine woodwork, it offers a nostalgic glimpse into an era when quality craftsmanship was the norm. Don't miss this chance to purchase exceptionally well-maintained farmland and a clean, well-kept home. Contact Mark for more information 785.747.8568

Terms & Possession: 10% down day of sale, balance due at closing on or before 5/27/25. Possession subject to tenants rights.

Current tenant agreement 60/40 cropshare on cropland, Pasture \$80/head 17-18 Hd. May 1—Oct 15, Waterways Tenant takes 100% of hay pays 100% of inputs. 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 actual property lines. Contract provided by Aaron Westbrook, attorney for the seller.



**Tim & Delores
Hamilton Estate**



Mark Uhlik - Broker & Auctioneer 785.325.2740
Jeff Dankenbring - Land Agent, Broker
www.MidwestLandandHome.com