

# LAND AUCTION

**Friday - April 18th - 10 A.M.**

**AMERICAN LEGION CABIN, FRANKFORT, KS**

**156.40 +/- ACRES**

**MARSHALL CO. KANSAS**

**Legal Description:**

S25, T05, R08, ACRES 156.4, SW4 LESS R/W, (Marshall Co)

**FSA DETAILS:**

- 157.03 FARMLAND ACRES
- 90.81 DCP CROPLAND ACRES
- 79.00 BASE ACRES (WHEAT 26.2, OATS 20.3, GRAIN SORGHUM 32.5)

**PROPERTY TAXES-** \$1,679.00

**PROPERTY FEATURES:**

- 87.81 ACRES OF HIGH YIELD OF HIGHLY PRODUCTIVE CROPLAND WITH STRONG YIELD HISTORY
- IMMEDIATE ACCESS WITH SIGNED PURCHASE AGREEMENT
- 60+ ACRES OF PASTURE WITH NICE POND AND CREEK RUNNING THROUGH THE PROPERTY EXCELLENT FOR GRAZING STALKS AND WINTERING CATTLE
- 1 MILE OF ROAD FRONTAGE FROM CHEYENNE LN & 18TH RD

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**Terms and Possessions:** 10% down day of sale, balance due at closing on or before 5/20/25. Possession at closing with buyer granted access to the property for spring planting and pasture season upon execution of the purchase contract, receipt of earnest money deposit, and proof of liability insurance. 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. Anthony Bruna, Bruna Law, LLC, Attorney for Sellers, Pony Express Title, escrow, title & closing agent.



**SELLER**

**BRIAN HUNINGHAKE**



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