

LAND AUCTION

Thursday, May 21st - 10:00 A.M.
American Legion - Axtell, KS



227.7 +/- Acres Cropland **Marshall County Kansas**

Legal Description:

S30, T03, R010, ACRES 227.7, NE4 & S2 NW4 LESS R/W

FSA Details:

- 225.79 Farmland Acres 189.23 DCP Cropland Acres
- 132.9 Base Acres (Grain Sorghum 53.5, Soybeans 50.9, Wheat 28.5)

2025 Property Taxes: \$2517.82

Property Location:

From US Hwy 36 & KS-87 (Smitty's Salvage Corner) travel south on KS-87 for 5 miles to Pheasant Road Property is located on the southwest corner of KS-87 & Pheasant Road Intersection - Watch for Signs!

IMMEDIATE ACCESS: UPON PROVIDE PROOF OF INSURANCE SHOWING SELLERS AS ADDITIONAL INSURED. (See website for detail.)

SEE WEBSITE FOR COMPLETE DETAILS



Broker's Notes:

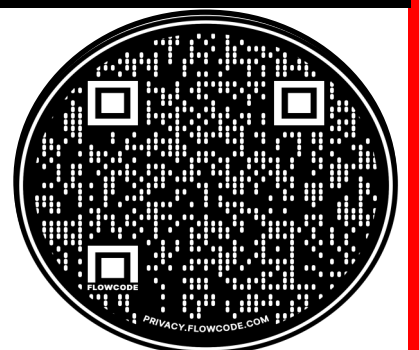
Quality farms like this are hard to find. This 227± acre Marshall County tract offers 84% tillable acres, over 70% Class II soils on the cropland, and a strong history of corn and soybean production. With highway frontage and close proximity to grain markets, this is a farm that's ready to perform from day one.

- 227.7 total acres located in Eastern Marshall County, Kansas
- Approximately 84% in crop production
- Over 70% of cropland acres in Class II soils (Pawnee clay loam & Wymore silty clay loam) Contiguous tract with efficient field layout
- Approximately ½ mile of frontage along KS-87
- Close proximity to multiple grain handling facilities
- Suitable for both owner-operators and investors looking for a solid farm in a proven area

Terms & Possession: 10% down day of sale, balance due at closing on or before 6/23/26. Possession at closing with access granted to the buyer upon executing contract and providing proof of liability insurance endorsement showing sellers as additional insured. Seller to pay 2025 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 or any other contingencies, 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 advised not to rely on any representations made by the seller or their agents. Statements made the day of sale take precedence over all other printed materials.



Sellers
Josh Argo & Paige Burton



Contact: Jeff Dankenbring, Land Agent, Broker 785.562.8386
Mark Uhlik - Broker & Auctioneer

www.MidwestLandandHome.com