

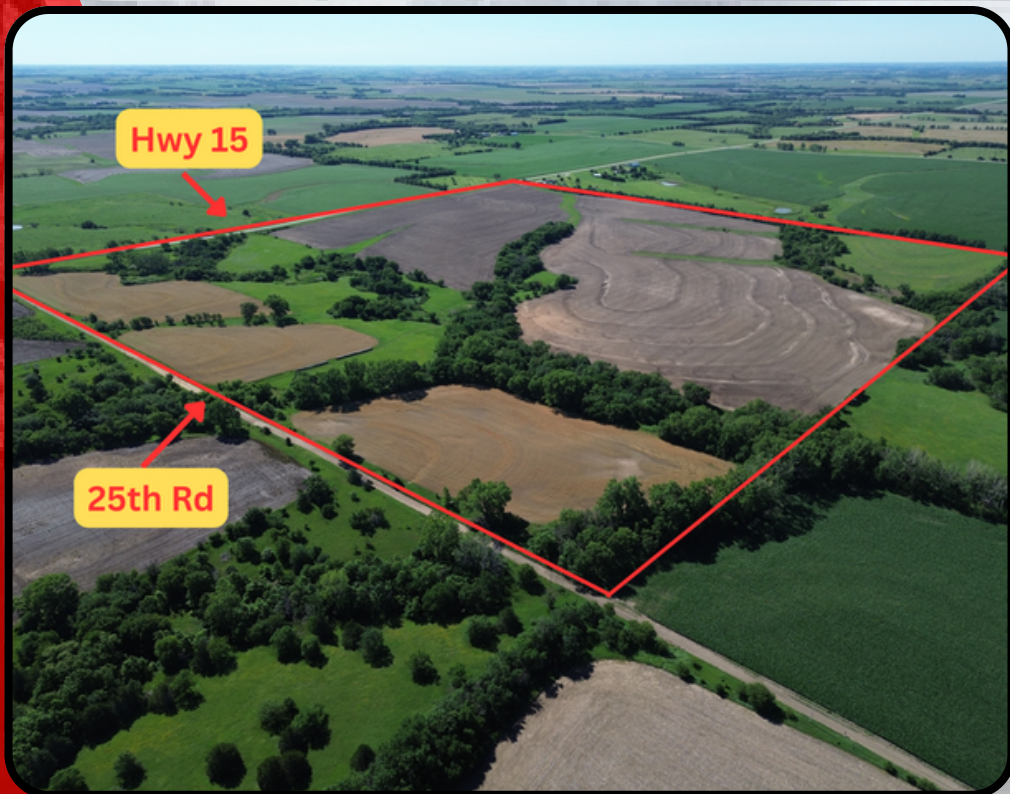


LAND AUCTION

**TUESDAY,
NOVEMBER 17TH @ 10:00 AM**

**SS Peter & Paul Catholic Church
Clay Center, KS**

**ONLINE BIDDING OPENS
NOVEMBER 3rd!**



**151 +/- ACRES
CLAY CO. KS**

LEGAL DESCRIPTION:

S06, T07, R03E, ACRES 151.4, NE4 LESS R/W.

FSA DETAILS:

107.32 +/- ACRES OF TILLABLE CROPLAND

2025 PROPERTY TAXES:

\$2,070.00

PROPERTY LOCATION:

5 ½ MILES NORTH OF CLAY CENTER ON HWY 15 ON THE WEST
SIDE OF THE ROAD AT 25TH ROAD

PROPERTY FEATURES:

- FULL HALF MILE OF HWY 15 BLACKTOP FRONTAGE
- OVER 70% TILLABLE CLASS II & III CRETE SILT LOAM SOILS
- BALANCE BEING ESTABLISHED PRAIRIE HAY, WATERWAYS, AND DEEP WOODED DRAWS
- ABUNDANT WILDLIFE HABITAT FOR DEER, TURKEYS, AND UPLAND GAME BIRDS

Terms & Possession Highlights:

- 10% down day of the sale
 - Possession at closing subject to existing written leases.
 - Closing Cost Split 50/50 between buyer and seller
- SEE WEBSITE FOR COMPLETE DETAILS!**
Midwest Land & Home is acting as the Seller's Agent



**Sellers
Hammel Real
Estate Trust**



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**Toby Bruna, Agent – 785.713.9325
Toby@MidwestLandandHome.com**