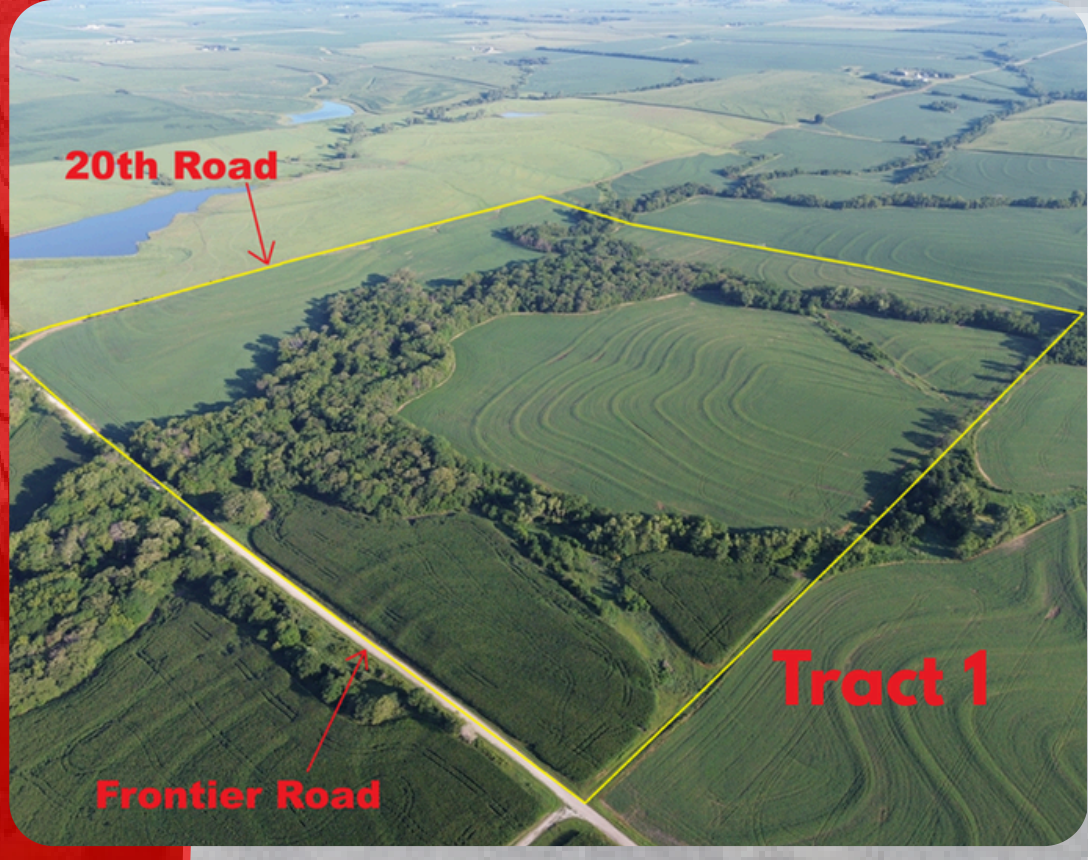
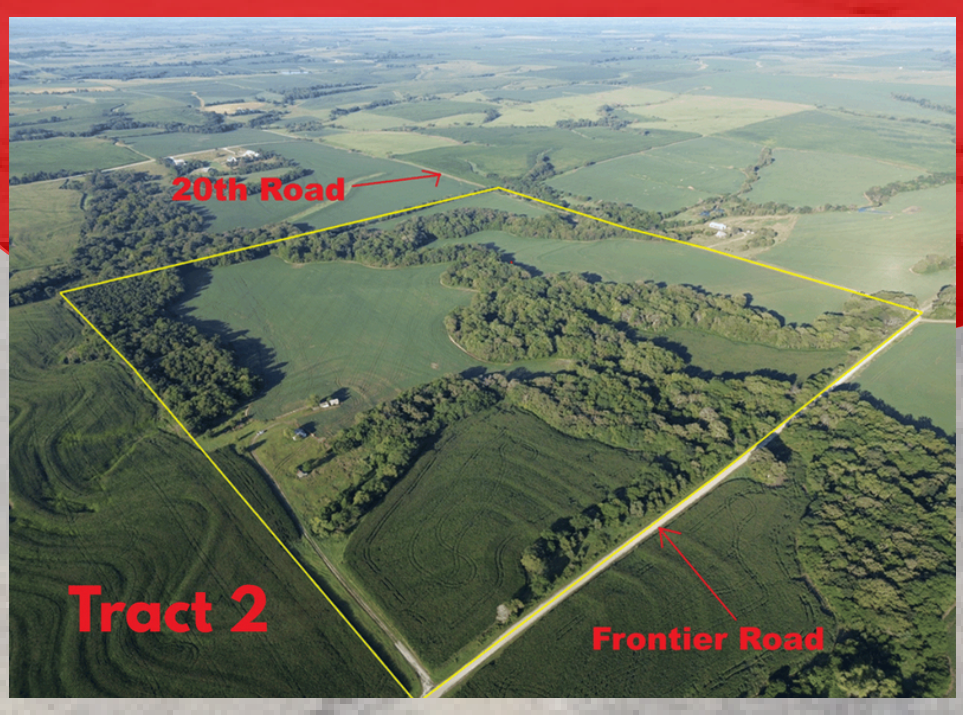
MIDWEST LAND & HOME

LAND AUCTION



THURSDAY, NOVEMBER 19TH @ 10:00 AM
Beattie Community Building
Beattie, KS 66406
ONLINE BIDDING OPENS NOVEMBER 5TH!

312 +/- ACRES MARSHALL CO. KS



LEGAL DESCRIPTION:

TRACT 1:
S32, T01, R09, ACRES 156.2, SW4 LESS R/W

TRACT 2:
05, T02, R09, ACRES 155.7, NW4 LESS R/W

FSA DETAILS:

TRACT 1: (ESTIMATED DUE TO TRACTS BEING COMBINED) 155.44 FARMLAND ACRES 112.83 DCP CROPLAND ACRES 109.75 BASE ACRES (SOYBEANS 49.82 ACRES, CORN 38.07 ACRES, WHEAT 21.86 ACRES)

TRACT 2: (ESTIMATED DUE TO TRACTS BEING COMBINED) 155.8 FARMLAND ACRES 89.98 DCP CROPLAND ACRES 87.65 BASE ACRES (SOYBEANS 39.78 ACRES, CORN 30.41 ACRES, WHEAT 17.46 ACRES)

PROPERTY FEATURES:

TRACT 1: 112.62 +/- ACRES OF PRODUCTIVE CROPLAND.

- APPROXIMATELY 63% CLASS II SOILS.
- PRODUCTIVE ROBIDOUX CREEK BOTTOM FARMLAND.
- PROVEN HISTORY OF CORN AND SOYBEAN PRODUCTION.
- EXCELLENT COMBINATION OF INCOME-PRODUCING CROPLAND & WILDLIFE HABITAT

TRACT 2: 87.12 +/- ACRES OF PRODUCTIVE CROPLAND.

- APPROXIMATELY 68% CLASS II SOILS.
- FERTILE BOTTOM GROUND WITH OUTSTANDING AGRICULTURAL CAPABILITY.
- RECREATIONAL APPEAL WITH ABUNDANT HABITAT.
- HISTORIC LOCATION ALONG THE FORMER MILITARY TRAIL AND NEAR THE ORIGINAL GUITTARD STATION PONY EXPRESS ROUTE.

PROPERTY LOCATION:

FROM BEATTIE, KS: FROM HWY 99 & IRONSTONE ROAD (ELM STREET) INTERSECTION TRAVEL WEST ON IRONSTONE ROAD (ELM STREET) FOR .5 MILES TO 21ST ROAD THEN TRAVEL NORTH ON 21ST ROAD FOR 3.5 MILES TO FRONTIER ROAD THEN TRAVEL WEST ON FRONTIER ROAD FOR .5 MILES TO THE PROPERTIES. TRACT 1 IS LOCATED ON THE NORTH SIDE OF FRONTIER ROAD AND TRACT 2 WILL BE LOCATED ON THE SOUTH SIDE OF FRONTIER ROAD. WATCH FOR SIGNS!

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
Anthony & Elizabeth Ray Revocable Trust

Want to learn more?
Download our App or
Scan the QR Code

Jeff Dankenbring, Broker – 785.562.8386
Jeff@MidwestLandandHome.com