



LAND AUCTION

**THURSDAY,
NOVEMBER 5TH @ 10:00 AM**
SS Peter & Paul Parish Center
Clay Center, KS
ONLINE BIDDING OPENS
OCTOBER 22nd!



158 +/- ACRES CLAY CO. KS



PROPERTY DETAILS:

LEGAL DESCRIPTION:

S09, T10, R02E, ACRES 157.8, LESS ROW

FSA DETAILS:

- 159.29 FARMLAND ACRES
- 97.73 DCP CROPLAND ACRES

PROPERTY FEATURES:

- 98 +/- TILLABLE ACRES, 54 +/- ACRES PASTURE WITH POND, 6 +/- ACRES HAYLAND
- STONG SOIL MIX LED BY: 50% CLASS III CRETE SILTY CLAY LOAM, 30% CLASS II CRETE SILTY CLAY LOAM, 18% CLASS II GEARY SILT LOAM
- EASY ACCESS 1 MILE FROM BLACKTOP ON COUNTY MAINTAINED ROAD
- EXCELLENT HABITAT FOR WHITETAIL DEER & TURKEY

PROPERTY LOCATION:

FROM HIGHWAY 15 HEAD WEST ON 4TH RD (LONGFORD RD) 5 MILES, THEN NORTH ON INDIAN RD 1 MILE. PROPERTY LIES ON THE EAST SIDE OF INDIAN RD AND THE NORTH SIDE OF 5TH RD. 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!

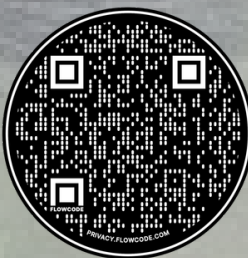
Midwest Land & Home is acting as the Seller's Agent



Sellers
Deborah Ponton



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