

# LAND & RESIDENTIAL AUCTION

**Tuesday, November 29th - 6:00 P.M.**  
**Helvering Center - 111 S. 8th Street - Marysville, KS**

## **37.9 +/- Acres Marshall County Land, House and Outbuildings**

### **Legal Description:**

**The Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Ten (10), Township Two (2) South, Range Seven (7) East of the 6th P.M., Marshall County, Kansas**

### **FSA Information:**

- FSA Farmland = 39.22 Acres
- DCP Cropland = 20.88 Acres
- Base Acres = 20.33 Acres

**2021 Property Taxes: \$2,394.55**

**Property Location:** 1002 Harvest RD, Marysville  
From the intersection of Highway 36 and 20th Street, travel North to the intersection of North and 20th Street, turn West on North Street, travel 4 blocks and turn North on 16th Street (10th Road), travel 2 miles North until you arrive at the intersection of 10th and Harvest Road, the property is located on the North East corner of the intersection.

### **Property Information:**

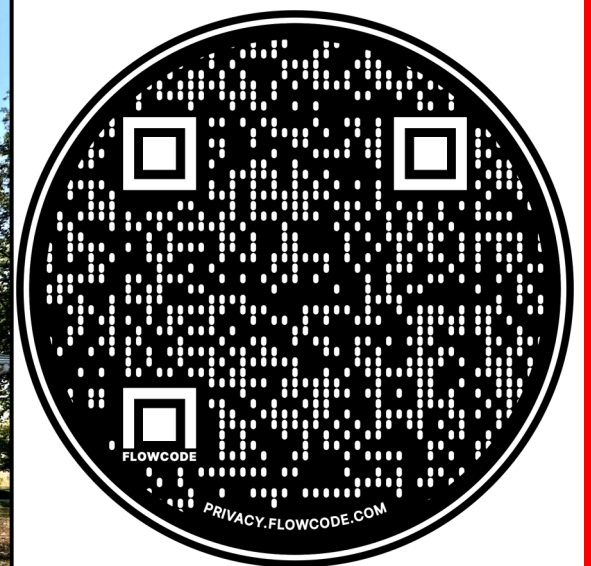
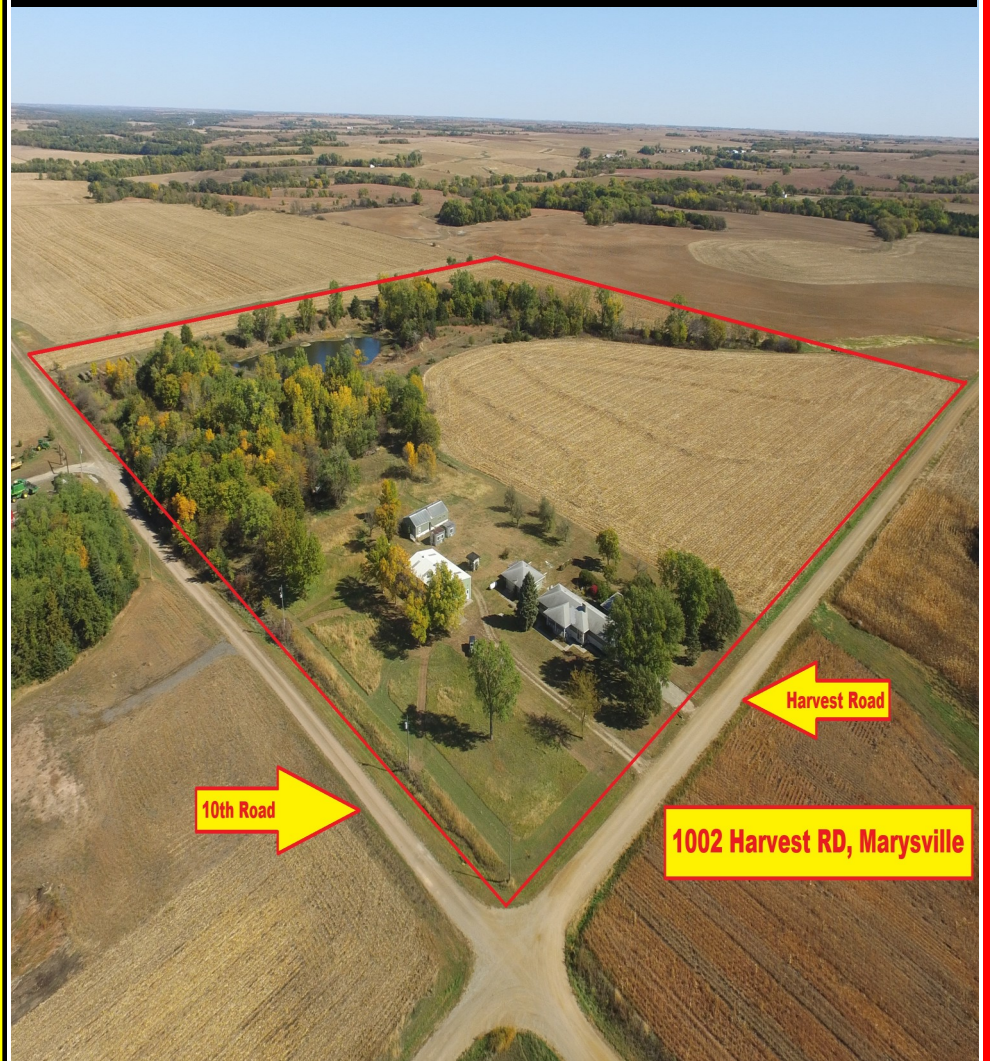
- Ranch Style House Built in 1975 with 1,620 Sq. Ft.
- 3-Bedrooms, 2.5-Bathrooms, Full Basement
- 2-Car Attached Garage, 1-Car Detached Garage
- Shop with Metal Frame, Concrete Floors, Plumbing
- Additional Outbuildings
- 2 Ponds



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### **\*\*OPEN HOUSES\*\***

**Sunday, November 6th from 1:00 - 4:00 P.M.**  
**Wednesday, November 16th from 5:00 - 7:30 P.M.**



**Terms & Possession:** 10% down day of the sale, balance due at closing on or before Friday, December 30, 2022. Buyer to take possession at closing. Tenants have signed a voluntary release of cropland with the understanding they will be reimbursed for inputs. Sellers to pay 2022 property taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. Seller's interest in mineral rights to transfer with the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to the 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 and information. Marshall County Abstract and Title Company will act as escrow, title & closing agent.

## **Seller**

**Opal M. Tobin Revocable Trust  
(Property known as the...  
Game Bird Farm)**



**Jessica Leis, Agent - 785.562.7817**  
**Mark Uhlik, Broker/Auctioneer**

**[www.MidwestLandandHome.com](http://www.MidwestLandandHome.com)**