

LAND AUCTION

Saturday August 26th - 10:00 A.M.
FNB Community Room 101 C St. Washington, KS

480+/- Acres **Washington County KS Land**

Tract 1: NE 1/4 Sec. 5-1-3

Description: This short quarter is all native grass with an average fence. There are 2 water sources for livestock and trees for shade. The quality of grass is excellent. Located on a good county gravel road.

Taxes: \$629.39

Tract 2: W 1/2 NW 1/4 Sec. 17-1-3

Description: This 80 acres +/- has 51.8 acres in crop production, (Per WS. Co. Appraiser) about 10 acres in hay meadows and the balance being excellent wildlife habitat. Located on a good county gravel road for easy access.

FSA: DCP Cropland 51.38 acres

Base Acres: 49.51 acres Corn - 14.39, Grain Sorghum - 12.38, Soybeans - 22.74, Crop Election - PLC

Taxes: \$1,041.24

Tract 3: NW 1/4 Sec. 15-1-3

Description: This native grass pasture has a large pond along the east side and some springs along the west side. Fences are above average and the quality of grass is excellent. Located on a good county gravel road.

Taxes: \$792.85

Tract 4: N 1/2 NW 1/4 Sec. 11-1-3

Description: This 80 acre tract is split by Prairie Rd. The west side of the road (approximately 14 acres) is hay meadow and wildlife habitat. The east side of the road is native grass pasture. The fences are average and there are water sources for livestock.

Taxes: \$343.39

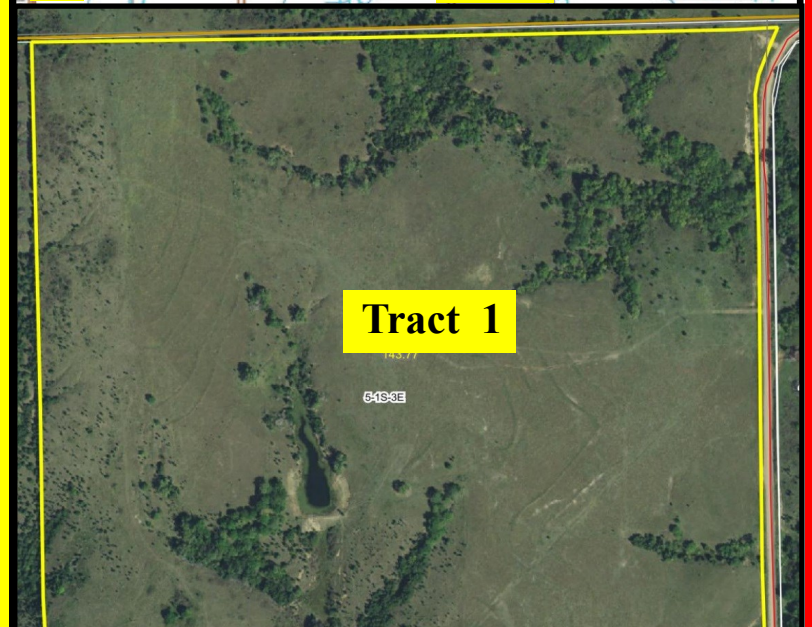
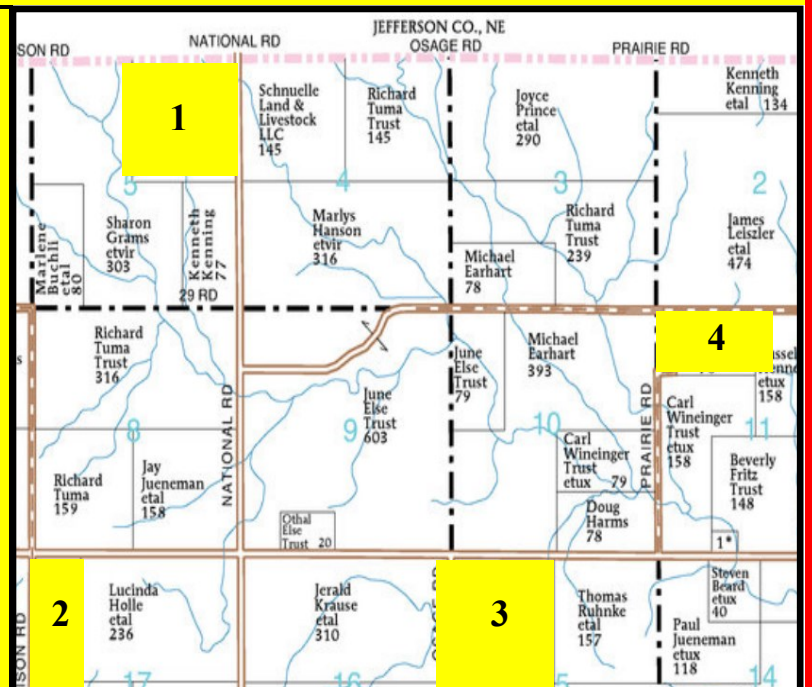
Directions: From Washington, KS go North on Quivira Rd for 10 miles this is 28th Rd. go West 1 mile to Prairie Rd. go North 1 mile to Tract 4. OR continue West on 28th for 1/2 mile to Tract 3. From Tract 3 continue West 1 mile to National Rd. turn North and go 1 & 1/2 miles to Tract 1 From the corner of National and 28th go West 3/4 mile to Tract 2. Watch for signs.

Brokers Notes: These tracts are well managed. Grass is hard to find and the price of beef just keeps going up. Please look these tracts over and come prepared to bid. There are cattle in some of the pastures please ask the agent before getting on the property.

For more information or to view this property contact Broker Mark Uhlik, 785-747-8568.



Download Our APP
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BID ONLINE TODAY!



Terms & Possession: 10% down day of sale, balance due at closing on or before 9/28/2023. Seller to pay 2023 and prior years 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 auction. Possession on Tracts 1,3,4 is Nov 1, 2023. Tract 2 possession is March 1, 2024. This is a cash sale and is not subject to financing, 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. Statements made the day of sale take precedence over all other printed materials. Aerials are representations and not guaranteed to be actual property lines.



SELLER- Rita Imlay
SELLER - Connie Hecox



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