

LAND AUCTION

Friday—February 23rd - 10:00 A.M.
Blue Rapids Community Center - Blue Rapids, KS

315 +/- Acres - Marshall County Land

Legal Description:

S07 , T04 , R08 , ACRES 315.0 , LOT 7, 8, 11, 12, & SE4 LESS R/W (Acres represent taxable acres per the Marshall County Kansas Appraisers Office)

FSA/USDA Info:

319.90 Farmland Acres with 319.76 DCP, Actual Cropland acres of 296+/- with 23.75 acres of non-cropland consisting of waterways and draws. 294.6 Base Acres (147.33ac Soybeans & 147.27ac Corn)

2021 Property Taxes: \$6860.88

Buyer responsible for tenant inputs in preparation for 2024 spring planting if buyer does not retain tenant. Detail available on website.

Property Location:

From Frankfort: From the Highway 99 & Tumbleweed intersection on the north edge of Frankfort and travel west on Tumbleweed Road for approximately 7.5 miles to 14th Road. Property is located on the northwest from this intersection.

From Marysville: Travel south on US Highway 77 approximately 5 miles to Pheasant Road. Travel east on Pheasant Road 5 miles to 14th Road then south on 14th Road 3.5 miles. Property is on the west side of 14th Road.



USDA		United States Department of Agriculture Farm Service Agency		Marshall County		All crops are Non-Irr unless marked on map March 30, 2022	
Farm: 1967	Tract: 1776	Operator	Name	Shares	Crop	Plant Date	Int. Use
				%	Wheat-hrw		
				%	Corn-yel		
				%	Soybn-com		
				%	Gr. Sorg		
				%	Oats-spr		
				%	Alfalfa		



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Terms & Possession: 10% down day of the sale, balance due at closing on or before March 28, 2024. Buyer to take possession at closing. Tenants have signed a voluntary release of tenancy. Buyer to reimburse tenant for all inputs for preparation of 2024 spring planting. Seller to pay 2023 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. Galloway, Wieggers, & Brinegar, Attorney for the sellers, will prepare purchase contracts and Pony Express Title will act as escrow, title & closing agent. Announcements made the day of sale will take precedence over all other information. Pictures and property lines are illustrations only and not guaranteed to be actually property lines. Pony Express Title will handle title, escrow, & closing.



United Presbyterian Church-Seller



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