

# LAND AUCTION

**Thursday - April 4th - 10:00 A.M.**  
**FNB Community Room - Washington, KS**

## **78 +/- Acres - Washington Co. Land**

**Legal Description: E2 NE4 S12, T04S, R03E, 6th P.M., ACRES 78.7, (Acres represent taxable acres per the Washington County Kansas Appraisers Office)**

### **FSA/USDA Info:**

- **78.72 FSA Farmland Acres**
- **71.50 Base Acres (wheat: 17.88, Corn: 17.88, and Soybeans: 35.74)**

**2023 Property Taxes: \$1,455.50**

**Description: This Property is 92% in crop production. The farm is all class II soils Crete silty clay loam, considered excellent for crop production. If you are looking for an investor quality tract or just want to add to your current holdings, don't miss this auction.**

### **Property Location:**

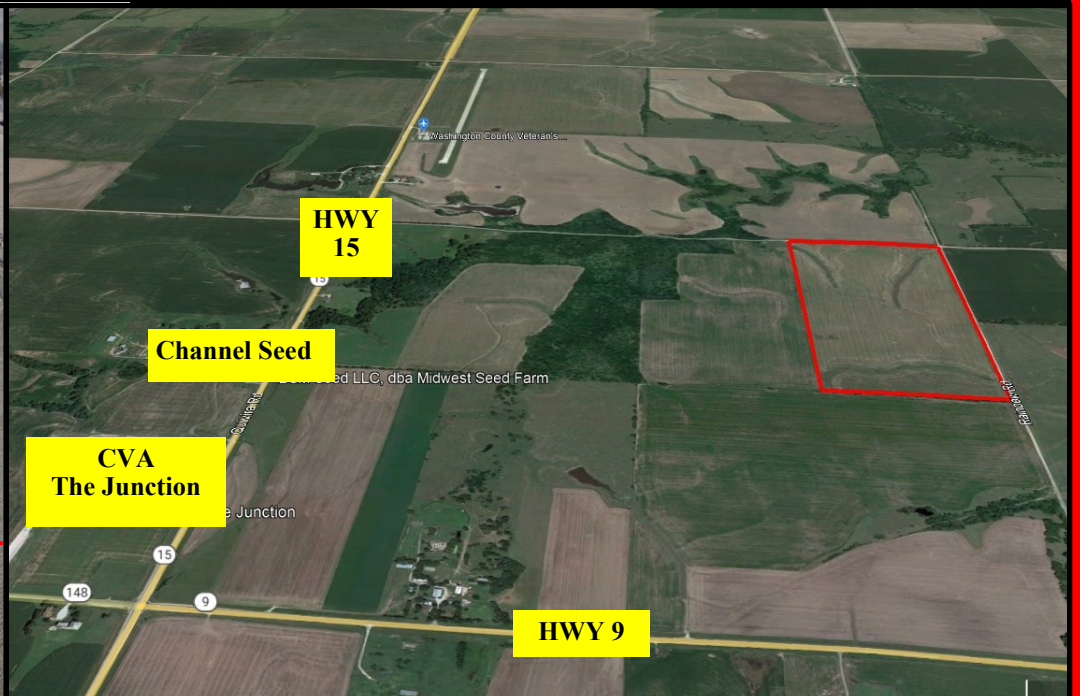
**From Washington KS : From the Hwy 36 & 15 intersection go south on Hwy 15 travel approximately 7 miles to Hwy 15 & Hwy 148 / 9 intersection. Turn east on 9 hwy and travel 1 mile to Rainbow Rd. and turn North and travel 1/2 mile to SE corner of the property.**



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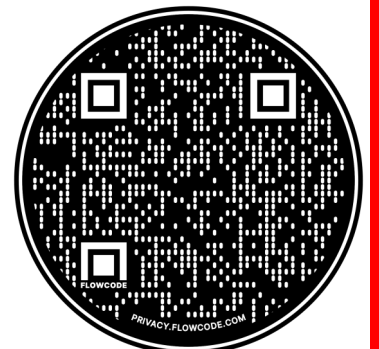
**Online Bidding Opens March 21, 2024**



**Terms & Possession:** 10% down day of the sale, balance due at closing on or before May 8th, 2024. Buyer to take possession at closing subject to tenants rights. Current tenant is Mark Cudney with a 60/40 tenant/landlord agreement. Seller to pay 2023 property taxes. Buyer to pay 2024 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 this sale. 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. Pictures and property lines are illustrations only and not guaranteed to be actually property lines. 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.



**Seller**  
**Shirley Hamilton**



**Mark Uhlik, Listing Broker/ Auctioneer - 785.747.8568**  
**Gavin Uhlik, Land Agent**

**www.MidwestLandandHome.com**