

LAND AUCTION

Thursday - April 11th - 10:00 A.M.
Kloppenburg Ctr. (512 E. North St.) - Hanover ,KS

155 +/- Acres - Marshall Co. Land

Legal Description: SW 1/4 Sec. 29 Twp 1S Rng 6E
Acres represent taxable acres per the Marshall County Kansas Appraisers Office

FSA/USDA Info: 157.89 Farmland Acres, 84.1 DCP Cropland Acres. Base Acres: 78.60 Total. Corn 27.27 Acres, Grain Sorghum 25.06 Acres, Soybeans 26.27 Acres

2023 Property Taxes: \$2169.00

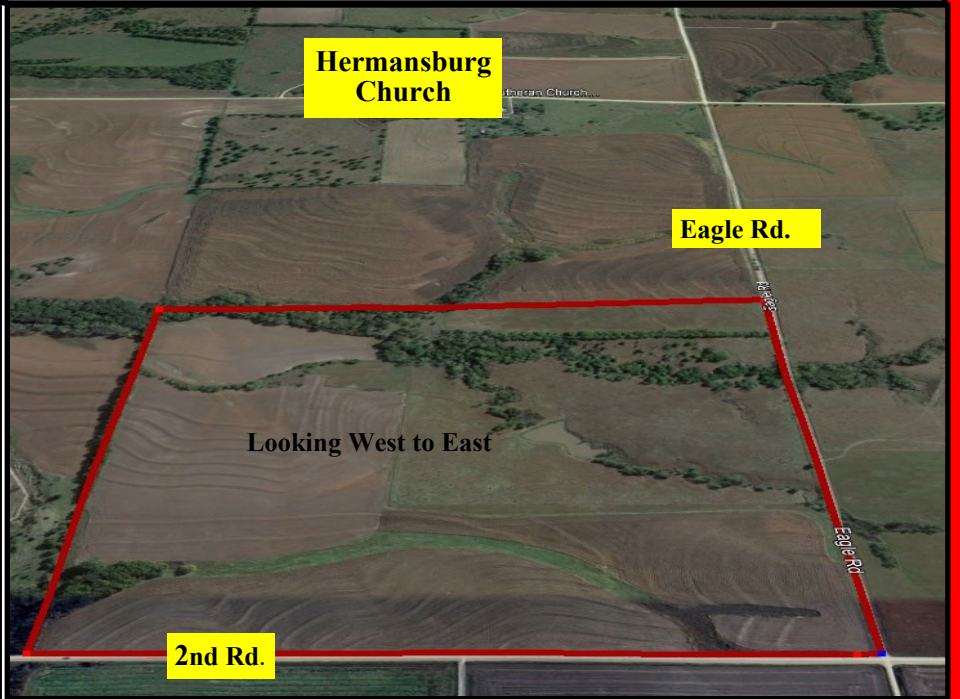
Description: This Property is about 50/50 in crop production and pasture/hay meadow. The farm is primarily class II and Class III soils, Wymore and Pawnee. These soils are considered excellent for crop production. If you are wanting to add quality acres to your operation or your current portfolio, don't miss this auction.

Property Location:

One mile west of the Hermansburg Church. OR from Bremen KS. Go 2 miles North on 2nd Rd to the corner of Eagle and 2nd Rd. This is the southwest corner of the property.



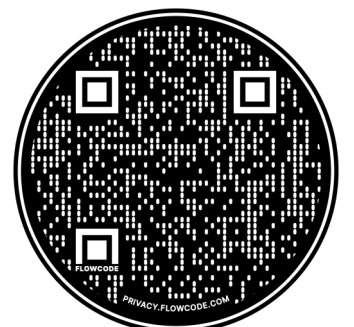
Download Our APP on your device and get registered to BID ONLINE Today!



Terms & Possession: 10% down day of the sale, balance due at closing on or before May 14th, 2024. Buyer to take possession at closing Current tenant has signed a voluntary release. 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 are not guaranteed to be actual property lines. Terry Blaser will draft the purchase contracts. Marshall County Abstract and Title Company will act as escrow, title & closing agent. Announcements made the day of sale will take precedence over all other information.



Seller
Boettcher Family Trust



Mark Uhlik, Listing Broker/ Auctioneer - 785.747.8568

Jeff Dankenbring, Broker

www.MidwestLandandHome.com