

BROWN COUNTY LAND AUCTION

Tuesday - April 2nd - 10:00 A.M.
Community "Blue" Building - Horton, KS

80+/- ACRES

Legal Description:

**S25 , T04 , R18E , ACRES 79.6 , E2/NW4 LESS R/
W (Per Brown Co Appraiser's Office)**

Property Features:

- **Investor Quality Cropland**
- **95% in Crop Production (75.36 Acres)**
- **Meticulously Managed using Grid Sampling and Precision Farming Practices**
- **High Percentage of Class II Soil Types (Wymore Silty Clay Loam & Aksarben Silty Clay Loam)**
- **Easy Access (Highway 20 on the North)**

FSA Details:

- **78.63 Farmland Acres - 76.41 DCP Cropland Acres**
- **70.79 Base Acres (37.23 Corn Acres & 33.56 Soybean Acres)**
- **Enrolled in ARC County**

Anhydrous: Buyer to reimburse tenant for the anhydrous and application in preparation for 2024 Spring Planting. (Details on Website)

Property Location:

From Everest travel 3.85 miles east on Highway 20. The property is located on the south side of Highway 20. WATCH FOR SIGNS!

VISIT WEBSITE FOR FULL DETAILS



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**ONLINE BIDDING
OPENS TUESDAY,
MARCH 19TH**

Terms & Possession: 10% down day of sale, balance due at closing on or before 5/2/2024. Possession at closing. Seller to pay 2023 and prior years property taxes. Buyer pays 2024 property taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Sellers mineral interest transfer with the sale. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. 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 disclaim 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. Aerials are representations ONLY and not guaranteed to be actual property lines.



SELLER

Craig H. Larson Trust



Jeff Dankenbring, Listing Broker - 785.562.8386
Mark Uhlik, Broker & Auctioneer

www.MidwestLandandHome.com