

LAND AUCTION

**Saturday - March 23 - 10:00 A.M.
Kloppenbergs Center - Hanover, KS**

80 Acres + Washington County Land

Legal Description:

S14, T02, R05, 6th Principal Meridian, 80 ACRES, S2 NW4 EXC RD ROW

FSA Details (78.95 FSA acres):

- 65.09 DCP Cropland Acres
- 60.50 Total Base Acres with 40.34 Soybeans Acres & 20.16 Wheat Acres
- Soybeans & Wheat enrolled in ARC County

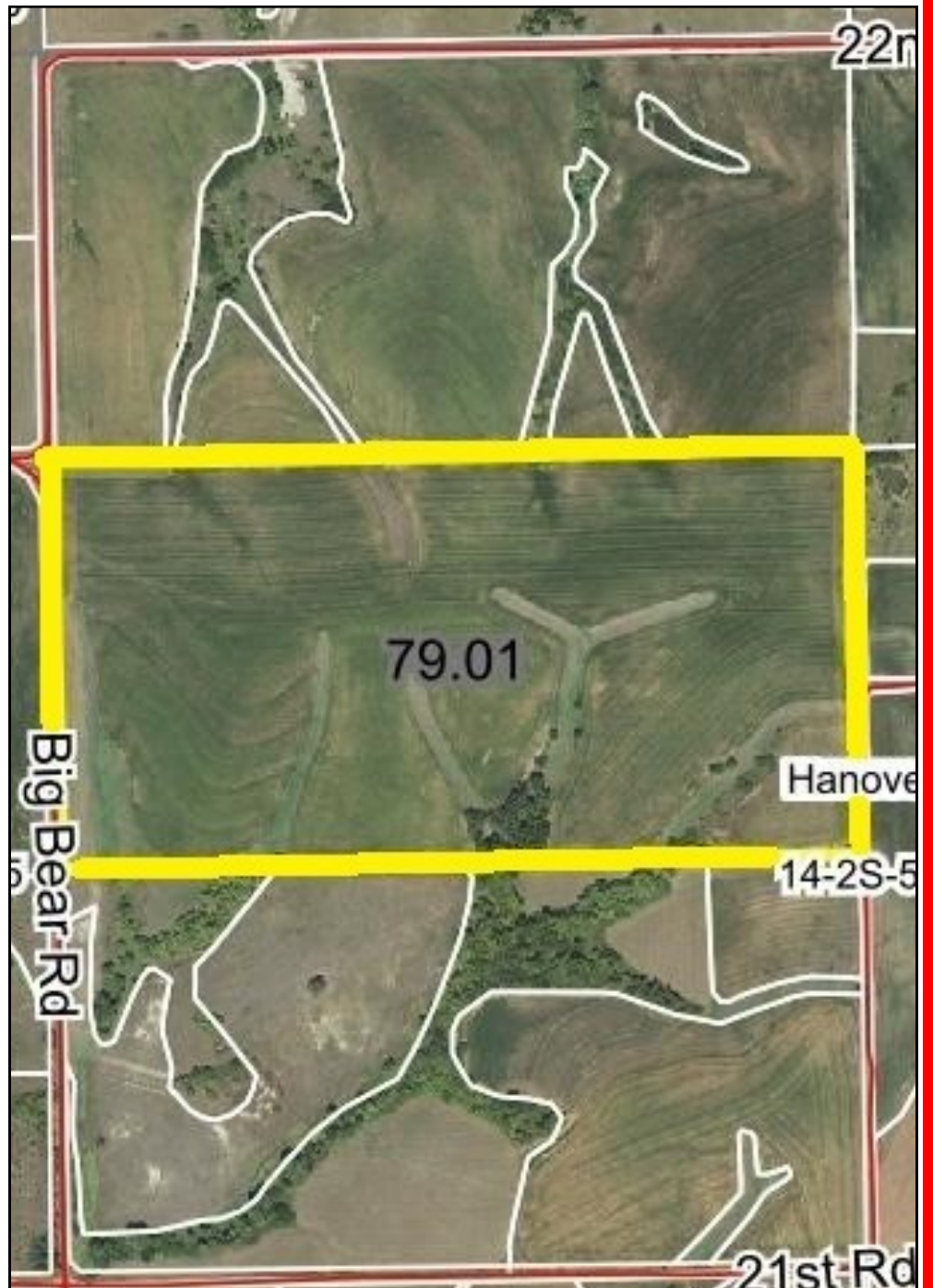
2018 Property Taxes: \$1,625.45

- Buyer to take full possession of this property at closing.
- Sellers ownership interest in mineral rights to transfer with sale of property.

Property Location:

From the intersection of All American Road (148) and 22nd Road go East on 22nd Road to Big Bear Road. Property is located on the Southeast side of 22nd Road and Big Bear Road intersection.

For a VIRTUAL TOUR of this property visit www.MidwestLandandHome.com



Listing Broker's Notes: Producers, Investors, & Home Builders...Here's your chance of a lifetime to buy a GREAT piece of property that offers something for everyone no matter if you're looking for the perfect addition to your farming operation or investment portfolio, or a spot to build your dream. **Contact me today for additional information!**

Jeff Dankenbring Cell: 785.562.8386 Email: Jeff@MidwestLandandHome.com

Terms & Possession: 10% down day of the sale, balance due at closing on or before April 26, 2019. Sellers to pay 2018 taxes. Title insurance, escrow & closing costs to be split equally between buyer and seller. Buyer takes possession at closing. 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. Galloway Wieggers & Brinegar, attorney for sellers, will act as escrow and closing agent. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Statements made the day of sale take precedence over all other printed materials.

Sedlacek Family Trust - Sellers

Midwest Land

and Home



Jeff Dankenbring - Listing Broker - 785.562.8386

Mark Uhlik - Broker/Auctioneer

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