

LAND AUCTION

Saturday, March 16 - 10:00 A.M.
Clyde VFW, Clyde, KS

75 Acres + Cloud Co Land, Ames, KS

Tract 1 Approximately 33.75 Acre Tract See Map

FSA Details Estimated - 33 DCP Cropland Acres

- 24.69 Estimated Base Acres
- ARC-County. Wheat, Corn, Sorghum, Soybeans

Tract 2 Approximately 8.5 Acre Tract See Map

FSA Details Estimated - 8.5 DCP Cropland Acres

- 6.41 Estimated Base Acres
- ARC-County. Wheat, Corn, Sorghum, Soybeans

Tract 3 Approximately 10 Acre Tract See Map

FSA Details Estimated - 10 DCP Cropland Acres

- 7.68 estimated Base Acres
- ARC-County. Wheat, Corn, Sorghum, Soybeans

Tract 4 Tracts 1-3 Combined See Map

Tract 5 Approximately 22 Acre Tract See Map

FSA Details Estimated - 9.83 DCP Cropland Acres

- 5.42 Estimated Base Acres
- ARC-County. Wheat, Corn, Sorghum, Soybeans

BIDDING WILL BE IN WHOLE DOLLARS (not per acre)

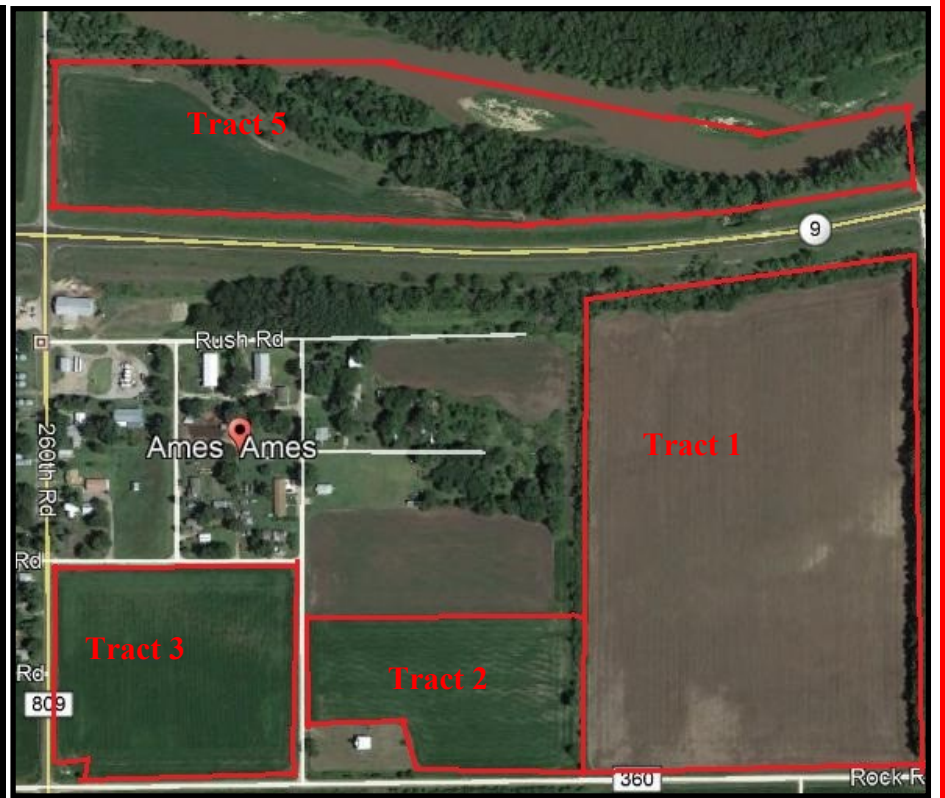
Order of Sale:

1. Tract 1 will be auctioned first followed by Tract 2 & 3 with the high bid held on each tract.
2. Held bids for Tracts 1 - 3 will be combined and \$1,000.00 added as the starting bid for Tract 4 (Tracts 1-3 Combined).
3. If a bid is placed for Tract 4 (Combination of Tracts 1 - 3) upon that bid reaching it's highest amount...the public portion of the auction will conclude and a negotiation will take place between high bidders on Tracts 1 - 3 and high bidder on Tract 4 (Combination of Tracts 1- 3). Tract 5 will follow.

Directions to Properties:

From Clyde, KS go West, Southwest on HWY 9 approximately 2 1/2 miles to 260th Road. Tract 5 is on the Northeast side of intersection. Tracts 1-3 are 1/4 mile South on 260th Road. Along Southeast edge of Ames.

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



Listing Broker's Notes: Agricultural Producers & Investors....Here's your chance to own these Excellent Cloud County properties. *These tracts offer highly productive and desirable soil types.* If you've been looking to add more acres to your farming operation or investment portfolio, these properties can do all that. Contact me direct with any questions you may have on these GREAT Cloud County Kansas properties.

Mark Uhlik, Listing Broker - Cell: 785.747.8568 or Email: Mark@MidwestLandandHome.com

Terms & Possession: 10% down day of the sale, balance due at closing on or before April 18, 2019. Seller to pay all 2018 property taxes. Title insurance, escrow & closing costs to be split equally between buyer and seller. Buyer takes possession at closing. Sellers interest in mineral rights 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. Clay County Title, 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.

Thomas Burns Trust - Seller

Midwest Land
and Home

Mark Uhlik - Broker/Auctioneer - 785.325.2740

Jeff Dankenbring - Broker

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