

LAND AUCTION

Saturday - October 12th - 10:00 A.M.
Linn American Legion - Linn, KS

274 Acres +/- Land Washington County KS

Tract 1 Info: Approx. 187 acres with 175+/- DCP cropland acres the balance being waterways and creek. Excellent Crete soils, little to no terracing. Just off Hwy 15. 5 miles south of Washington KS.

Legal Desc.: NE ¼ & NE ¼ NW ¼ 11-4-3 minus Tract 2.

FSA Info.: Base acres; Wheat 30.45, Corn 39.07, Beans 42.52 Crop Election Choice - ARC County

Tract 2 Info: Approx. 7 acres of farmstead; 2 barns; metal machine shed; rural water; electricity; small pasture, **excellent** building site.

Viewing: Sept 28th 1 - 3 P.M. or by appt.

Survey: Should this tract be sold separate the cost of a survey will be split equally between seller and buyer. **Estimated cost \$1600**

Tract 3 Info: Tracts 1 & 2 combined

Tracts 1 & 2 will be bid off and the bids added together to determine the starting bid for tract 3. These tracts will be sold however brings the highest price.

Directions: Tracts 1 & 2 are located approximately 5 miles south of Washington KS. Hwy 15 & 11th RD is the NE corner of the property.

Taxes 1 & 2 combined: \$4062.90

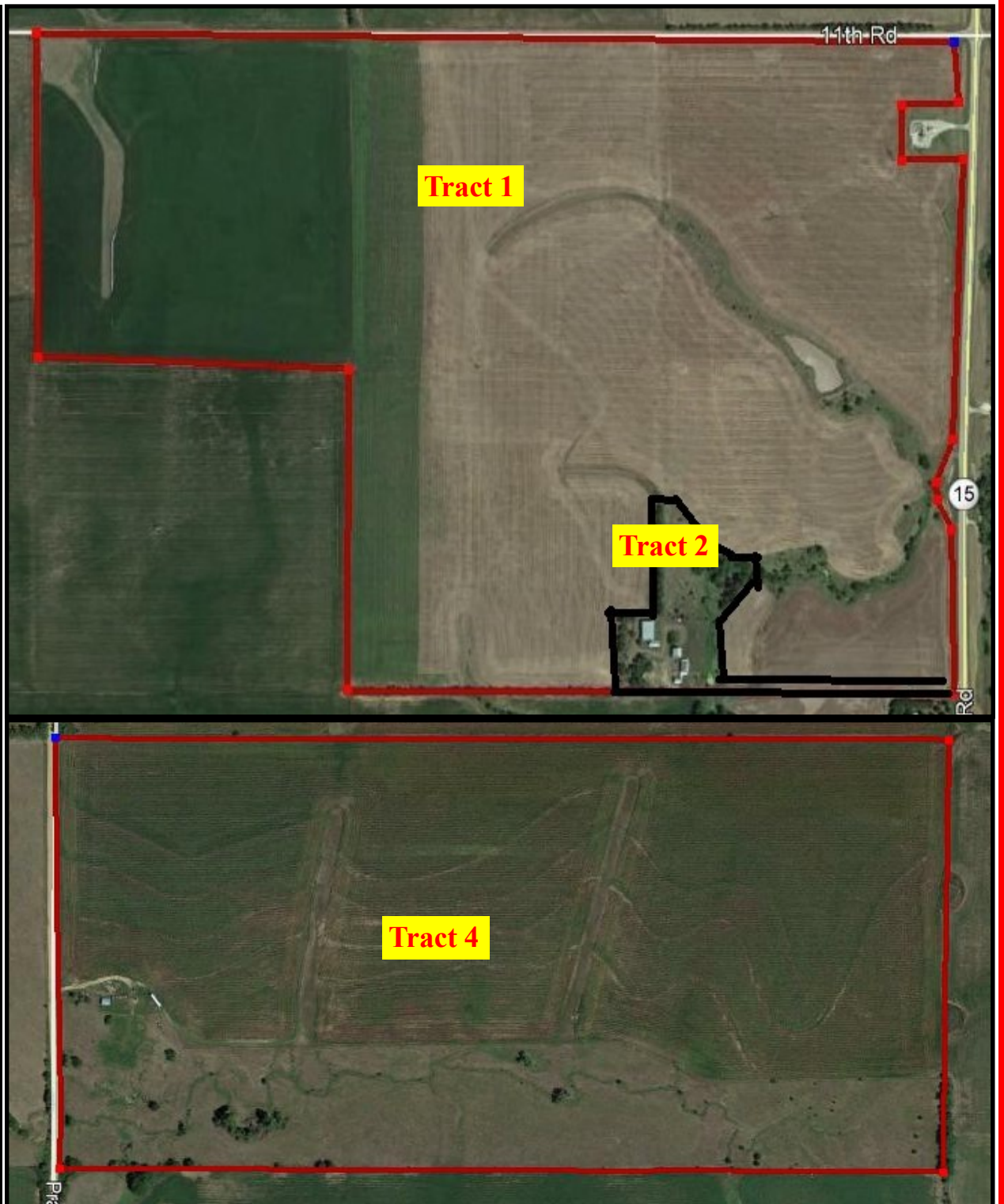
Tract 4 Info: Approximately 80 acres. 56 +/- acres of DCP cropland, 22 +/- acres of pasture, and 2 acres of Waterways. There is a cattle loafing shed and a small corral/working area.

Directions: Tract 4 is located from Washington KS 5 miles south 11th RD then 1 mile west to Prairie RD. then 1/2 mile north. This is the NE corner of the farm.

FSA Info: Base acres; Wheat 9.86, Corn 12.64, Beans 13.76 Crop Election Choice - ARC County

Taxes: \$1140.28

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



Listing Broker's Notes: Agricultural Producers & Investors...Tract 1 this incredible property is approximately 94% in crop production with 176 acres of nearly flat crete silty clay loan soil. A Great investment property! Tract 2 would make a great place to build a home and or raise some 4-H projects. Tract 4 is a diversified cattle and grain tract with good fences and water. **DON'T** miss this **INCREDIBLE** opportunity to add these tracts to your operation or investment portfolio. Contact me with questions you have regarding this Exceptional Washington County KS property. **Mark Uhlik - 785.325.2740**

Terms & Possession: 10% down day of the sale, balance due at closing on or before November 15, 2019. Sellers to pay 2019 taxes and will retain the 2019 cash rent. Title insurance, escrow & closing costs to be split equally between buyer and seller. Buyer takes possession at closing subject to tenants rights. Tenant has been notified not to plant a hold-over crop. 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. Statements made the day of sale take precedence over all other printed materials.

Dittbrenner Farms - Seller

Midwest Land and Home

Mark Uhlik - Broker/Auctioneer - 785.325.2740

Jeff Dankenbring - Broker

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