

LAND AUCTION

Thursday - March 1, 2018 - 6:00 P.M.
Barnes Fire House — Barnes Kansas

153.40 ACRES + Washington County KS Land

Legal Description: SW 1/4 of NW 1/4 & W 1/2 SW 1/4 & SE 1/4 SW 1/4, Sec 15-5-5E 6th P.M.

Tract Info: This tract consists of mostly farmland with a little native grass pasture in the SE corner. There is about 38 acres of cropland, 71 acres of CRP paying \$64.40/acre, expiring in 2021, about 30 acres of pasture and the balance being waterways, hay meadow, and wild-life habitat.

2017 Tax Info: \$2227.05

FSA Base Acres:

Corn - 11.47 Acres, Yield 77

SoyBeans - 12.34 Acres, Yield 32

Wheat - 9.37 Acres, Yield 35

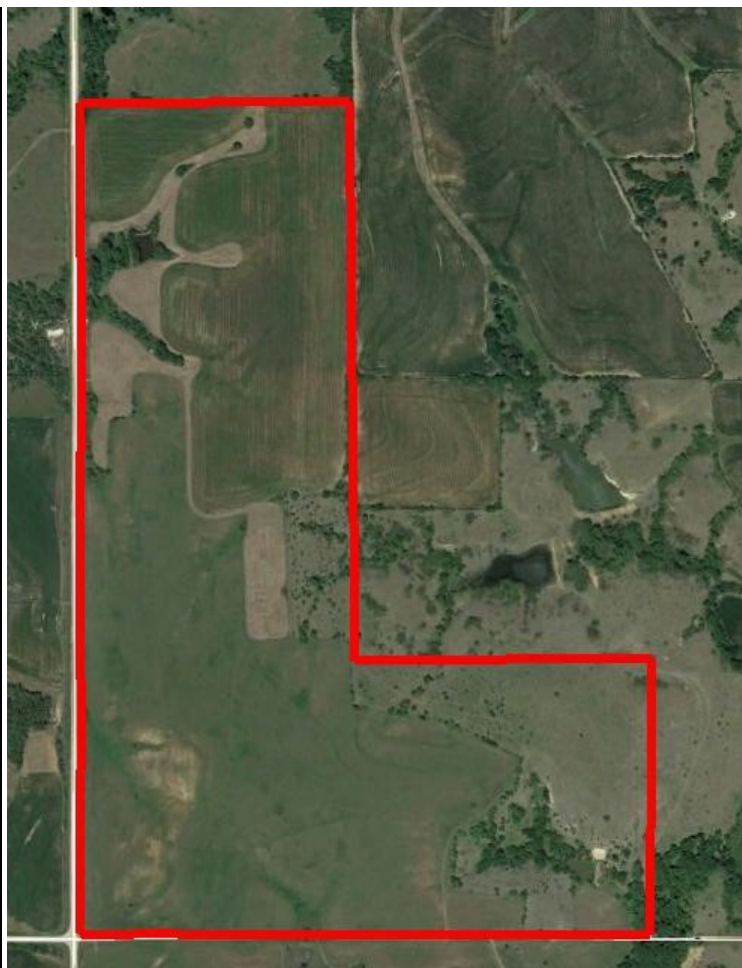
Grain Sorghum - 4.98 Acres, Yield 72

Oats - .92 Acres, Yield 43

Crop Election Choice: ARC County

Directions to Properties: From Barnes KS go 1/2 mile east to All American Rd. Then 6 1/2 miles south to 3rd road. This is the south west corner of the property.

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



Broker's Notes: This tract has it all, great soil types, exceptional hunting opportunities, pasture and hay meadows, and has been well cared for. This tract would make a great addition to an existing farming operation or investment portfolio. Contact me with any questions you may have on this property. **Mark Uhlik (785) 325 2740**

***Terms & Possession: 10% down day of the sale, balance due at closing on or before April 6th, 2018. Seller to pay 2017 taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Buyer to take possession at closing. Property to be sold as-is, where-is. All inspections should be made prior to the day of 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. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. E.B.H. Law will act as escrow and closing agent. Announcements made the day of sale take precedence over all other information.

Arlen & Dixie Richter - Seller

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Mark Uhlik - Broker/Auctioneer - 785-325-2740

Jeff Dankenbring - Broker - 785-562-8386

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