

TRACT 2

6 Individual Tracts Being Offered

Location: NW/c of 109th Street North and 127th Street East

PRODUCTIVE FARMLAND - GOOD SOILS - POTENTIAL HOMESITE

Saturday, Oct. 24th @ 11 a.m. | 1551 N. Waterfront Pkwy, Wichita (Commerce Bank Bldg)



Legal Description: the S/2 of the SE/4 of Section 10,
 Township 25 South, Range 2 East, Sedgwick County, KS

Total Acres: 76.31
 Cropland: 75.8 acres

2019 Real Estate Taxes: \$322.49

Mineral Rights: Seller's interest to transfer with the
 sale.

Possession: Contact agent for possession details.

Soil Associations:

- Irwin Silty Clay Loam
- Rosehill Silty Clay
- Elandco Silt Loam
- Milan Clay Loam
- Clime Silty Clay

FSA Information:

<u>Crop Name</u>	<u>Base Acres</u>	<u>PLC Yield</u>
Wheat	46.82	30
Corn	35.12	119
Grain Sorghum	11.72	46.81
Soybeans	46.81	26



Terms: Where is as is sale with 10% down as earnest money the day of the sale. Sale is subject to seller confirmation with closing within 30 days. Broker will offer to a participating broker 1% of Broker closing provided their client is the successful bidder. All information contained in this flyer was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own due diligence of the property and records. All announcements at the Auction take precedence over any printed or advertised material. The property will be sold subject to any applicable Federal, State, and/or Local Government regulations. All acreages, measurements, and other details described in this flyer are approximate and may not be to scale. The property is selling in a "Where Is, As Is" condition without any warranties of any kind.