

TRACT 3

6 Individual Tracts Being Offered

Location: NSE/c of 109th Street North and 143rd Street East

**HEAVY TIMBER – LARGE POND – HUNTING & RECREATIONAL
 PRODUCTIVE FARMLAND – GOOD SOILS – POTENTIAL HOMESITE**

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



Legal Description: The NW/4 of Section 13, Township 25 South, Range 2 East, Sedgwick County, KS

Total Acres: 157.28
 Cropland: 118.41 acres

2019 Real Estate Taxes: \$1,073.44

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

Possession: Contact agent for possession details.

Soil Associations:

- Tabler Silty Clay Loam - Irwin Silty Clay Loam
- Milan Loam
- Rosehill Silty Clay

FSA Information:

<u>Crop Name</u>	<u>Base Acres</u>	<u>PLC Yield</u>
Wheat	63.00	30
Grain Sorghum	51.72	39
Soybeans	1.40	35
Total Base Acres:	116.12	



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.