

LAND AUCTION

Saturday - February 13th - 10:00 A.M.
Summerfield Community Building - Summerfield, KS

781.5 +/- Acres - Marshall County Kansas Land

Tract 1 Legal Description:

S01, T01, R09, ACRES 90.6, located in NE4 LESS R/W

- FSA Farmland (Estimated) = 91.49 acres with 83.56 DCP Cropland Acres
- Base Acres (Estimated) = 80.39 (Soybeans 47.5, Corn 20.04, Wheat 12.85)
- 2020 Property Taxes = \$1857.01

Tract 2 Legal Description:

S04, T01, R09, ACRES 77.2, S2 SW4 LESS R/W

- FSA Farmland (Estimated) = 77.9 acres with 65.45 DCP Cropland Acres
- Base Acres (Estimated) = 62.48 (Soybeans 36.69, Corn 15.48, Wheat 10.31)
- 2020 Property Taxes = \$1553.04

Tract 3 Legal Description:

S05, T01, R09, ACRES 139.3, N2 of N2 LESS R/W 5.15 Acre Homesite

- FSA Farmland (Estimated) = 140.17 acres with 112.33 DCP Cropland Acres
- Base Acres (Estimated) = 106.86 (Soybeans 63.15, Corn 26.64, Wheat 17.07)
- 2020 Property Taxes = \$2578.76
- DOES NOT Include 5.15 acre Homesite & Buildings (See survey on website)

Tract 4 Legal Description:

S03, T01, R08, 275.68 Surveyed Acres lying north of center of Mission Creek LESS ROW, (Survey Available on our website)

- FSA Farmland (Estimated) = 277.94 acres with 243.96 DCP Cropland Acres
- Base Acres (Estimated) = 231.67 (Soybeans 137.12, Corn 57.85, Wheat 36.7)
- 2020 Property Taxes = Will have estimated prior to auction.

Tract 5 Legal Description:

S03, T01, R08, 205.04 Surveyed Acres lying south of center of Mission Creek LESS ROW, (Survey Available on our website)

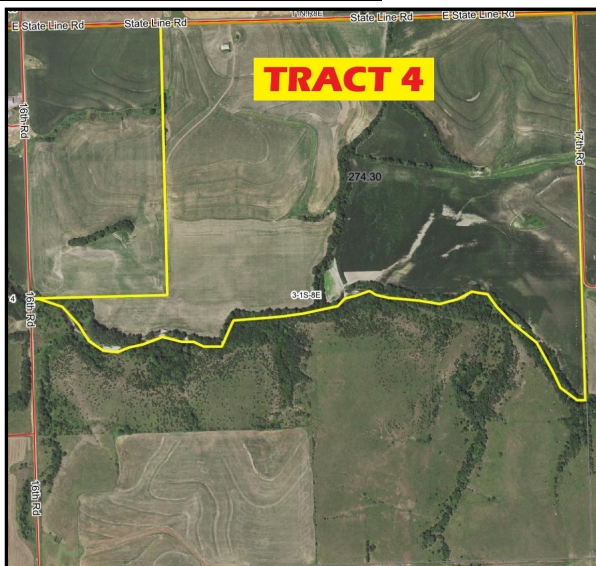
- Approximately 200 +/- acres of pasture and wildlife habitat.
- 2020 Property Taxes = Will have estimate prior to auction.
- GREAT recreational opportunity with lots of cover, food, water and seclusion.

***All Tracts are located on or near State Line Road starting with Tract 1 on west edge of Summerfield, KS with Tract 4 & 5 at 16th Road approximately 8.5 miles west of Summerfield.

For Directions or a VIRTUAL TOUR of these GREAT properties visit www.MidwestLandandHome.com



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Terms & Possession: 10% down day of the sale, balance due at closing on or before Wednesday, March 17, 2021. Buyer to take possession at closing. Sellers to pay 2020 taxes buyer to pay 2021 taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. Seller's interest in mineral rights to transfer with the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to the 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. Seller expressly disclaims any liability for errors, omissions, or changes regarding any information provided for these sales. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the seller or their agents. Statements made the day of sale take precedence over all other printed materials. The Law Office of Bolton & McNish will act as escrow, title & closing agent. Announcements made the day of sale will take precedence over all other information.

Orval & Myra Stock Family Trusts - Sellers

Midwest Land and Home

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