

# LAND AUCTION

**Saturday, April 17th - 10:00 A.M.**  
**Hanover Community Building - Hanover, KS**

## **266.44 +/- Acres Washington County Land**

### **Tract 1**

**Legal Desc:** OUTLOTS 1, 7, & 8 IN NE 1/4 S15, T01, R05

**FSA Info:** DCP Cropland Acres = 28.32 **Estimated**

- **Base Acres Estimated**
  - Wheat - 12.85 Acres, Yield 49 bu.
  - Corn - 6.43 Acres, Yield 122 bu.
  - Beans - 6.43 Acres, Yield 37 bu.
- **Crop Election Choice** = Beans - ARC, Wheat & Corn - PLC

**Property Taxes:** \$1,265.46

### **Tract 2**

**Legal Desc:** NE 1/4 S14, T01, R05, East of the 6th P.M.

**FSA Info:** DCP Cropland Acres = 101.29 **Estimated**

- **Base Acres Estimated**
  - Wheat - 45.58 Acres, Yield 49 bu.
  - Corn - 22.80 Acres, Yield 122 bu.
  - Beans - 22.8 Acres, Yield 37 bu.
- **Crop Election Choice** = Beans - ARC, Wheat & Corn - PLC

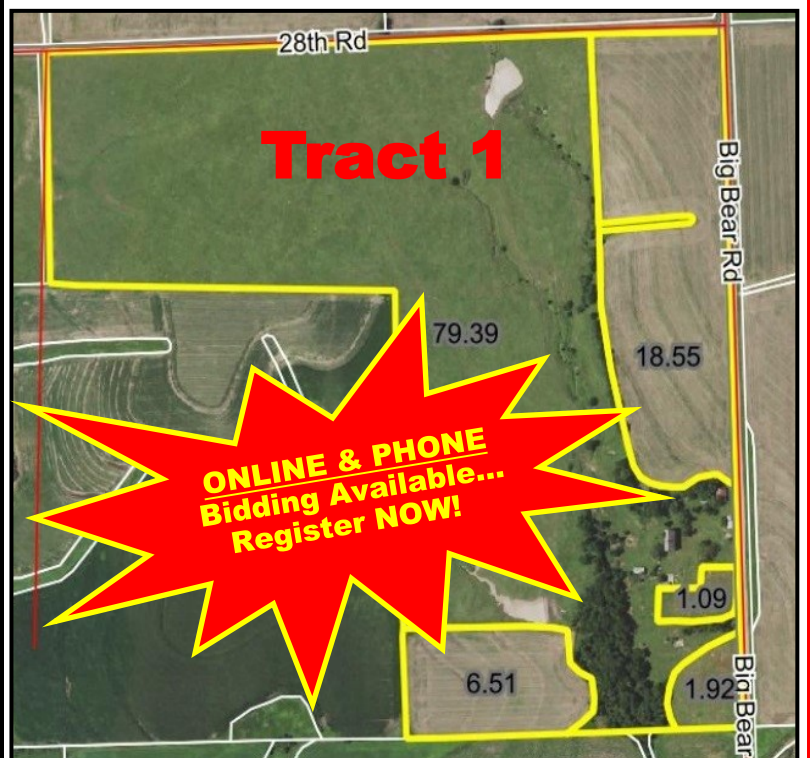
**Property Taxes:** \$2,857.60

**Property Location:** From the corner of Hwy. 148 & 234 (Hanover corner) go 4 1/2 miles North to corner of 148 & 27th Rd. then East 1 mile to Big Bear Rd. Go North on Big Bear Rd. 1 mile. This is the NE corner of tract 1 and the NW corner of tract 2. Watch for signs.



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**Listing Agent's Notes:** Agricultural Producers & Investors...Tract 1 is an incredible property that is approximately 106 acres with approximately 28 acres in crop production. It appears most of this tract could be converted into crop production. Tract 2 is approximately 159 acres with approximately 101 acres in crop production with more to be had. Both of these farms have extremely good soil types, are highly productive, and have been well cared for. **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. **Jessica Leis - 785.562.7817**

**Terms & Possession:** 10% down day of the sale, balance due at closing on or before **May 28, 2021**. Sellers to pay 2020 taxes. Title insurance, escrow & closing costs to be split equally between buyer and seller. Buyer takes possession at closing subject to tenants rights and will obtain 2021 rent. 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.

**Heirs of Donna Lohse - Seller**

**Midwest Land**  
**and Home**



**Jessica Leis, Listing Agent - 785.562.7817**

**Jeff Dankenbring, Broker - 785.562.8386**

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