



COLDWELL BANKER
APW REALTORS®

631 E. Crawford St.
Salina, KS 67401
785-827-3641
Cbsalina.com

Land Auction

Live and Online

Tuesday, March 29, 2022, 7:00 p.m.
Golden Wheel Senior Center
114 S Concord St, Minneapolis, KS

Selling 103 Acres

Property Description: 103.2 taxable acres more or less with 93.59 acres crop land currently planted to Wheat and the balance in timber and creek. Mostly Class 1 Detroit silty clay loam and Class 2 Hord silt loam highly productive soils with a small amount of Class 3 Sutphen silty clay soil. Easy access from K-106 Highway or Justice Road. The Buyer will receive a 25% crop share of the 2022 wheat crop with no production expenses owed by the Buyer.

Property Location: The property is located South of Minneapolis on K-106 and Justice Road.

Legal Description: Part of the S/2SW/4 12-11-4 and Part of the N/2NW/4 13-11-4, Ottawa County, Kansas.

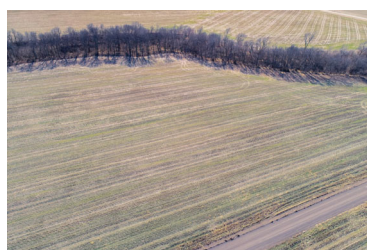
Possession: Possession will be after 2022 Wheat Harvest.

Mineral and Water Interests: All mineral and water interests owned by the Seller will transfer with the property.

Real Estate Taxes: 2021 Real Estate Taxes \$1,934.82

Terms: Online bidding available through **Hibid.com**. The highest bidder will pay 10% down the day of the sale and sign a real estate purchase contract. The balance will be due with certified funds on April 29, 2022, or on such earlier date as the Buyer and Seller mutually agree. This sale is not contingent on the Buyer's financing, inspections, or appraisal. Taxes: The Seller will be responsible for all 2021 real estate taxes and prior years. All 2022 taxes will be prorated to the date of closing. Title Insurance and Escrow fees will be divided equally between the Buyer and Seller. Scheibeler's LLC will be the Escrow Agent. If a Lender's Title Insurance policy is required, it is the Buyer's expense. All statements made the day of the sale take precedence over all printed material. Acreage figures are approximate and there is no guarantee of the acreage figures by the Seller or Coldwell Banker APW REALTORS®. All information is from sources deemed reliable but is not guaranteed. The property sells "AS-IS" with no guarantees or warranties made by the Seller or Coldwell Banker APW REALTORS® or its agents. The Buyer is responsible for satisfying themselves with the property and conducting any inspections of the property prior to the auction. Chris Rost and Mark Baxa are acting as Seller's Agents in this transaction. Selling subject to Seller acceptance of the high bid.

Seller: Brenton L. Johnson and The Joy Joann Johnson Revocable Trust



Auction Conducted by: Coldwell Banker APW REALTORS®
For more information go to apwrealtors.hibid.com or call:

Chris Rost **785-493-2476**
Mark Baxa **785-826-3437**

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Go to apwrealtors.hibid.com to register and bid online



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Crop	Base Acreage	PLC Yield
Wheat	78.35	47
Grain Sorghum	1.29	141
Soybeans	10.43	35
Total Base Acres:	90.07	

