

LAND AUCTION

Friday - March 3rd - 10:00 A.M.

Troy Community Center - 1225 Last Chance Rd - Troy, KS

470+/- Acres **Doniphan County KS Land**

Tract 1: S15, T03, R21E, ACRES 74.88, Located in NW 1/4 of NE 1/4; NE 1/4 of NW 1/4 Less ROW and LESS approximately .5 acres located west of Ottumwa Road)

FSA Details:

- 78.25 FSA Acres, 60.27 FSA Cropland Acres
- 60.19 Base Acres (29.93 Corn, 20.26 Soybeans)

Tract 2: S10, T03, R21E, ACRES 80.89, W1/2 NW1/4 LESS R/W
FSA Details: (Estimated)

- 78.94 FSA Acres, 78.43 FSA Cropland Acres
- 66.17 Base Acres (39.46 Corn, 26.71 Soybeans)

Tract 3: S10, T03, R21E, ACRES 30.45, N30 ACRES of the E1/2 of the SW1/4, LESS R/W

FSA Details: (Estimated)

- 31.56 FSA Acres, 20.96 FSA Cropland Acres
- 17.59 Base Acres (10.49 Corn, 7.10 Soybeans)

TRACTS 2 & 3 WILL BE OFFERED SEPARATE & TOGETHER

Tract 4: S04, T03, R21E, ACRES 76.58, E 1/2 SW1/4, LESS R/W
FSA Details: (Estimated)

- 77.94 FSA Acres, 65.14 FSA Cropland Acres
- 56.07 Base Acres (32.85 Corn, 22.23 Soybeans)

Tract 5: S04, T03, R21E, ACRES 138.22, W1/2 of NE1/4, and North 60 ACRES of SE1/4

FSA Details: (Estimated)

- 138.15 FSA Acres, 90.30 FSA Cropland Acres
- 77.17 Base Acres (46.60 Corn, 31.56 Soybeans)

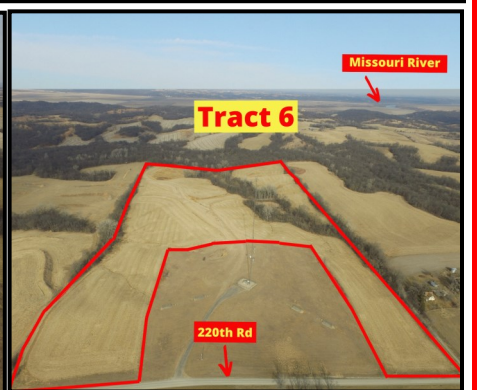
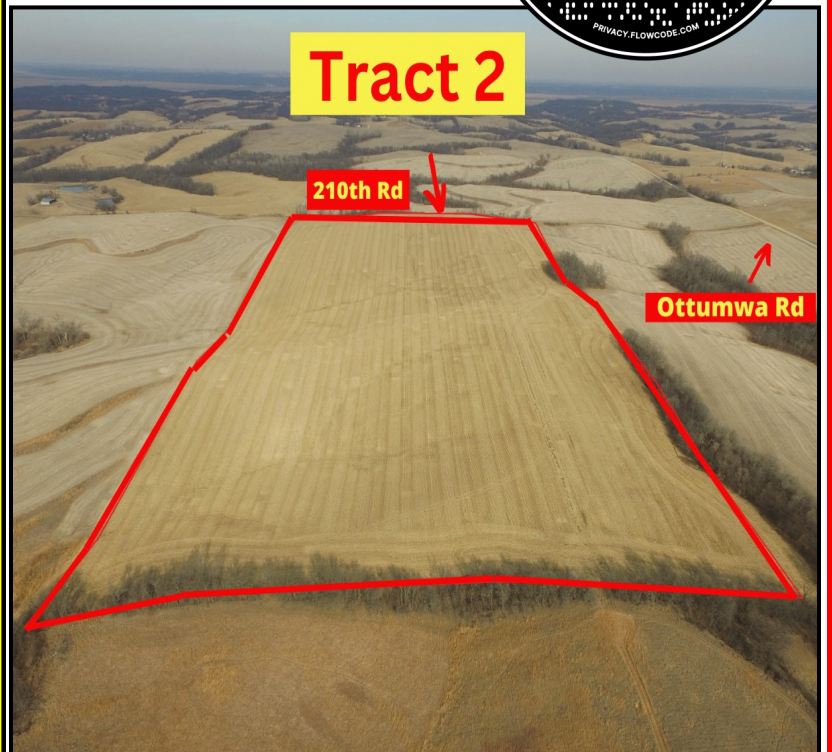
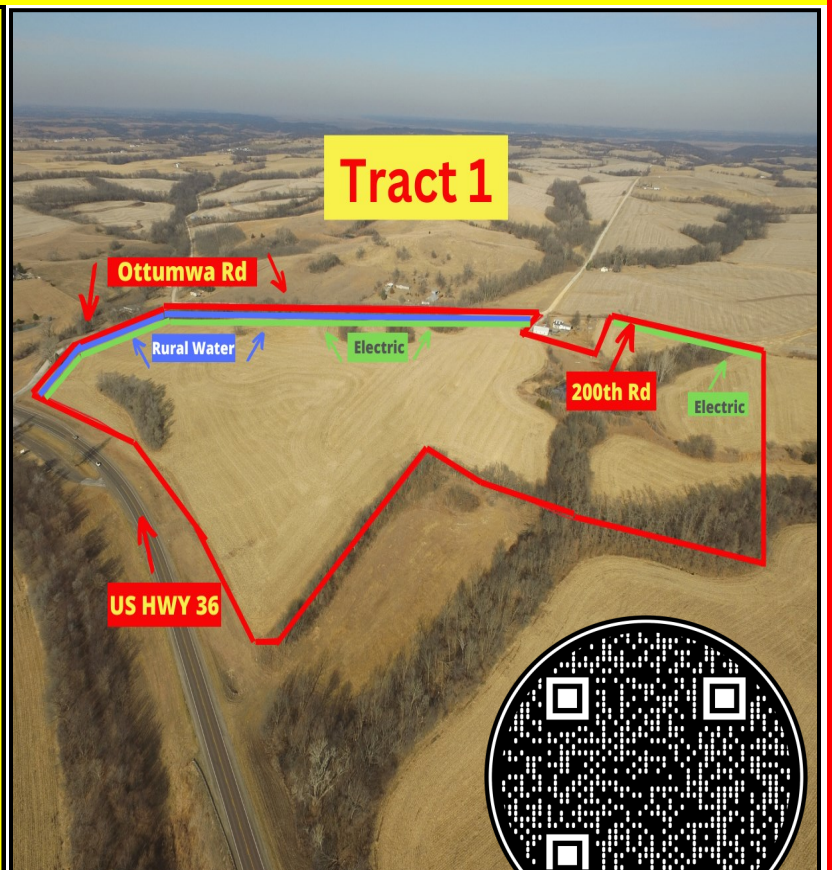
Tract 6: S33, T02, R21E, ACRES 67.97, E 1/2 of SW 1/4 LESS R/W and LESS APPROXIMATELY 12.25 ACRES OWNED BY THE STATE OF KANSAS

FSA Details: (Estimated)

- 66.31 FSA Acres, 51.53 FSA Cropland Acres
- 44.41 Base Acres (26.48 Corn, 17.93 Soybeans)



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Terms & Possession: 10% down day of sale, balance due at closing on or before 4/4/2023. Seller to pay 2022 and prior years 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. 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. Seller expressly disclaim 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. Aerials are representations and not guaranteed to be actual property lines.



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