

Land Auction

341 acres +/- in McPherson County, KS offered in 5 tracts
Thursday, February 1st, 2024, 7:00 PM
Smoky Valley Distillery, 105 N Washington, Marquette



**Tract 1: NW/4 Section 11-17-5 less 5 acre
home site, McPherson County**

- Location: 1 ½ mile North of K-4 hwy on 4th Avenue
- 80.13 acres +/- crop land
- 69.34 acres +/- native grass pasture
- 4.79 acres +/- wildlife habitat
- 2023 Taxes: \$1274 estimate on 153.8 taxable acres
- 83.58 base acres in ARC County
- Wheat base/yield 40.82/35
- Soybeans base/yield 31.44/28
- Grain Sorghum base/yield 2.32/74
- Possession: Pasture, habitat and open crop acres at closing, 27 acres planted to wheat after 2024 wheat harvest
- Buyer to split the cost of the survey with the Buyer of Tract 2



**Tract 2: 2884 4th Ave, Marquette, KS
5 acres +/-**

- Location: 1 3/4 mile North of K-4 hwy on 4th Avenue
- home built in 1907, 2443 square feet above grade
- 4 bedrooms, 1 ½ bathrooms, partial basement
- 42' X 60' machine shed and 36' X 60' machine shed
- 24' X 50' Barn and 24' X 25' shed
- 2023 Taxes: \$1310.88 estimate including \$105/year landfill tax
- Possession: At Closing
- Buyer to split the cost of the survey with the Buyer of Tract 1
- The homestead is located in the 100 year floodplain
- Open House Sunday, January 21 from 2-4 PM

Seller: Willa Loder

Auction conducted by Coldwell Banker APW REALTORS®

Chris Rost, Broker 785-493-2476

crost@prodigy.net

Mark Baxa, Auctioneer 785-826-3437

mbaxa56@gmail.com

Online bidding available at [APWrealtors.hibid.com](https://chrisrost.cbsalina.com/mcpherson-county-land-auction)

For More information go to:

<https://chrisrost.cbsalina.com/mcpherson-county-land-auction>

scan the QR code for more information



**COLDWELL BANKER
APW REALTORS®**

631 E. Crawford St.
Salina, KS 67401
785-827-3641
[Cbsalina.com](https://cbsalina.com)

Land Auction

Thursday, February 1st, 2024, 7:00 PM

Smoky Valley Distillery, 105 N Washington, Marquette



**Tract 3: W/2SW/4 Section 14-17-5,
McPherson County**

- Location: K-4 Highway and 4th Avenue
- 3.33 acres +/- crop land
- 72.77 acres +/- pasture/hay meadow with a well
- 2023 Taxes: \$361.76 on 76.1 taxable acres
- 3.46 base acres in ARC County
- Wheat base/yield 2.06/35
- Grain Sorghum base/yield 0.10/74
- Soybeans base/yield 1.3/28
- 36' X 60' machine shed with dirt floor
- Possession at closing.



**Tract 4: E/2E/2NE/4 North of Wolf Creek in Section
28-17-5, McPherson County**

- Location: Smoky Valley Road and 3rd Avenue
- 30.82 acres +/- crop land
- 1.18 acres +/- timber and creek
- 2023 Taxes: \$369.48 on 32 taxable acres
- 30.91 base acres in ARC County
- Wheat base/yield 19.01/35
- Grain Sorghum base/yield 0.89/74
- Soybeans base/yield 12/28
- Possession of crop land after the 2024 wheat harvest, timber and creek at closing.

Water and Mineral Interests: All Water and Mineral Interests owned by the Seller will pass with the land to the Buyer.

Terms: The successful bidder on tracts 1,3,4 & 5 will pay 10% down the day of the sale as non-refundable earnest money. Tract 2 the earnest money will be \$10,000.00 non-refundable. The successful bidder on each tract will sign a real estate contract the day of the sale. Closing will be on March 1, 2024 or on such earlier date as the Buyer and Seller mutually agree. The purchase contract will not be contingent on the Buyer's financing, inspections or appraisal. The Seller will be responsible for all 2023 and prior years real estate taxes and the 2024 taxes will be prorated to the date of closing. Owner's Title Insurance and Escrow fees will be divided equally between the Buyer and Seller. If a lender's title insurance policy is required, it will be at the Buyer's Expense. All statements the day of the sale will take precedence over any 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 properties will sell "AS-IS" with no guarantees 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 prior to the auction. Chris Rost and Mark Baxa are acting as Seller's Agents in these transactions. The property is selling subject to the Seller's acceptance of the highest bid on each tract.

Land Auction

Thursday, February 1st, 2024, 7:00 PM

Smoky Valley Distillery, 105 N Washington, Marquette



Tract 5: W/2NW/4 27-17-5 less a tract,
McPherson County

- Location: Smoky Valley Road and 3rd Avenue
- 53.55 acres +/- crop land
- 21.25 acres +/- timber and river
- 2023 Taxes: \$588.40 on 74.8 taxable acres
- 56.56 base acres in ARC County
- Wheat base/yield 33.71/35
- Soybeans base/yield 21.28/28
- Grain Sorghum base/yield 1.57/74
- Possession of open crop land and timber and river at closing, possession of 11 acres planted to wheat after harvest

Crop land planted to wheat: Any crop land planted to wheat, the Buyer will receive possession the day immediately following wheat harvest or August 1, 2024 whichever is sooner.





COLDWELL BANKER
APW REALTORS®

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

Land Auction



scan the code for more information



Can't make the live auction
Bid online at
<https://apwrealtors.hibid.com/>

