

# LAND AUCTION

**Friday - March 8th - 10:00 A.M.**

**American Legion - 506 Washington St - Concordia, KS**

## **252+/- Acres** **Cloud County Land**

**Tract 1: S11, T06, R03, ACRES 38.56, TRACT IN S2NE4**

**Property Features:**

- **87% Cropland with 33.42 Cropland Acres**
- **68% Class I Soils (Muir Silt Loam)**
- **18% Class II Soils (Hobbs Silt Loam)**
- **Perfect Recreational piece because of seclusion, food sources and timber on and nearby**
- **Located approximately 4 miles southeast of town**

**Tract 2: S01, T06, R03, ACRES 61.6, FRAC E2 NW4 EXC RD ROW**

**Property Features:**

- **Located 1.5 miles east of Concordia on Rock Road**
- **Perfect spot to build you DREAM HOME**
- **Excellent pasture or hay meadow**
- **Easily accessible from town for 4H animals**
- **Nice spot to set up trails for UTV's and 4 wheelers**

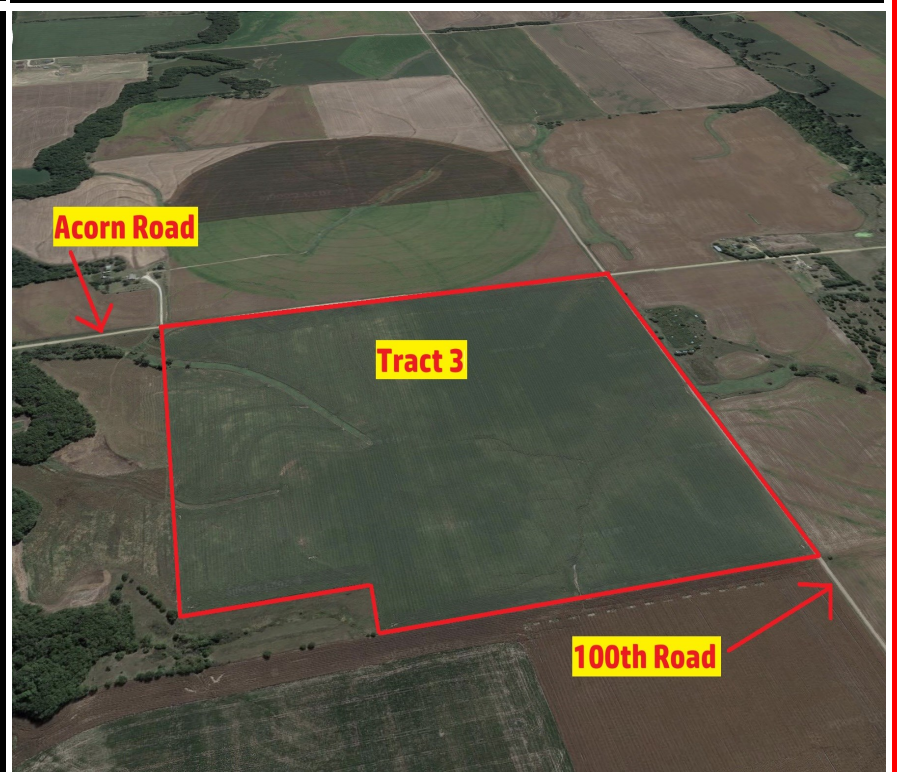
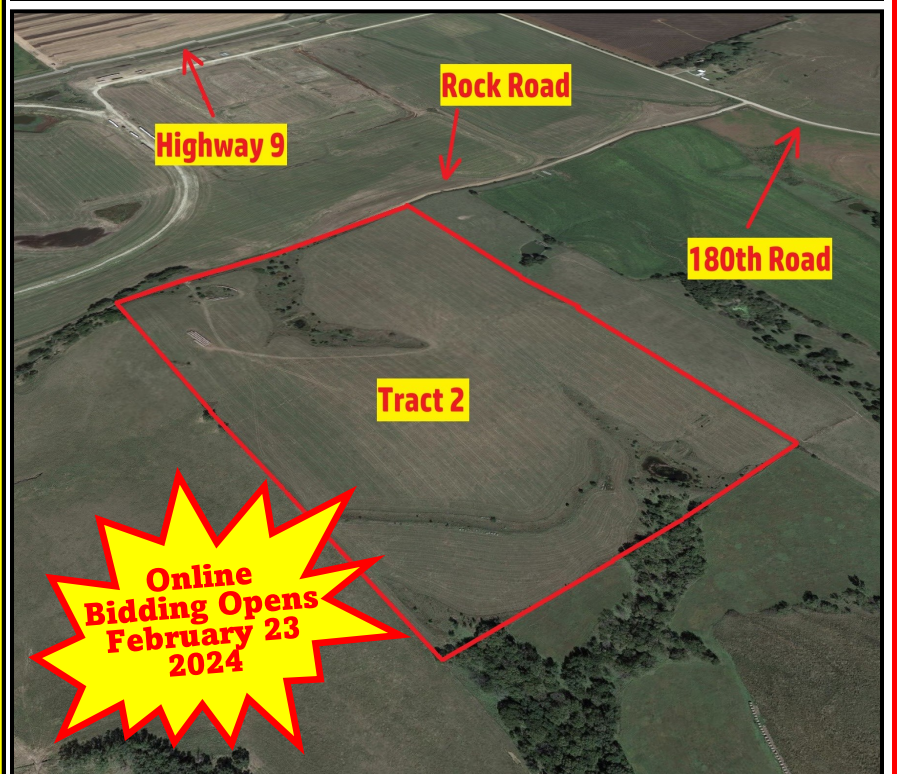
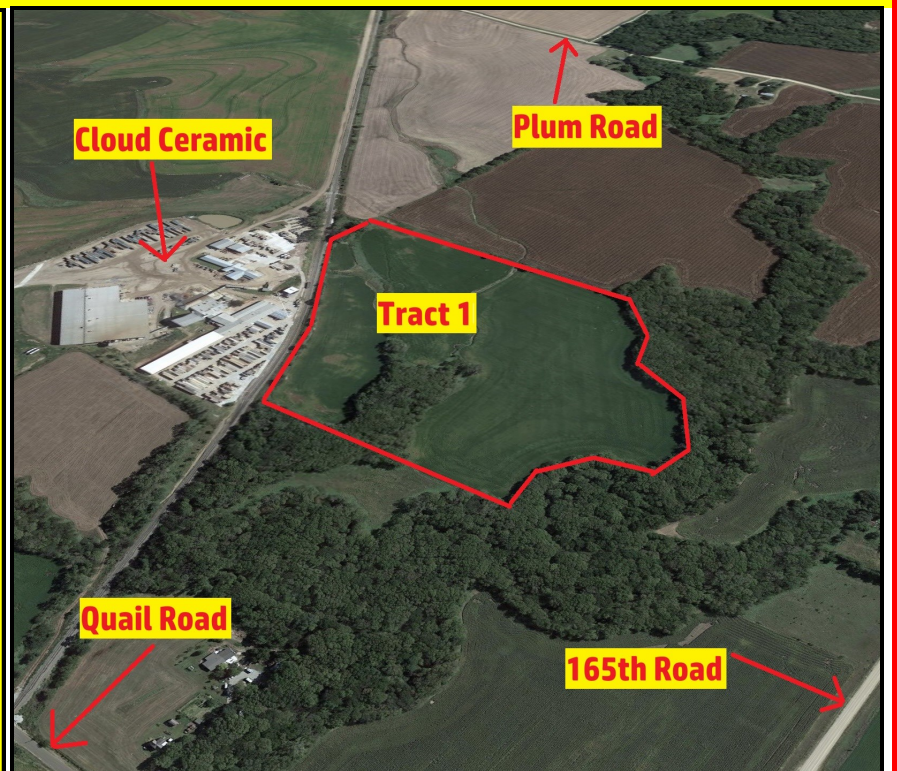
**Tract 3: S26, T08, R04, ACRES 151.68, IN SW4**

**Property Features:**

- **98.4 % Cropland with 149.28 of 151.68 acres in crop production**
- **EXCELLENT CROPLAND featuring 46% Crete Silt Loam Soil Type 0-1% Slope (Class II) and 25% Crete Silt Loam 3-7% Slope (Class III)**
- **Several center pivots in the area with 1 across the road to the south.**
- **Located 4 mile northeast of Delphos, KS**



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**Terms & Possession:** 10% down day of sale, balance due at closing on or before 4/17/2024. Full possession to buyer at closing. Seller to pay 2023 and prior years taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Sellers mineral interest transfer with the sale. 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.



**SELLER**

**Peggy L. Doyen Trust**



**Jeff Dankenbring, Broker - 785.562.8386**

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