

LAND AUCTION

Thursday, November 6th - 6:00 P.M.
FNB Community Room - Washington, KS



309 +/- Acres Pastureland located in Washington County Kansas

Legal Description:

S34, T01, R03, 6TH PRINCIPAL MERIDIAN, ACRES 150.2, NE4 LESS TR LYING N OF 25TH ROAD, S34, T01, R03, 6TH PRINCIPAL MERIDIAN, ACRES 79.3, E2, NW4 EXC RD ROW AND S34, T01, R03, 6TH PRINCIPAL MERIDIAN, ACRES 79.6, W2 NW4 EXC RD ROW

2024 Property Taxes = \$1325.39

Property Location:

From Washington, KS...Travel north out of Washington on Quivira Road for 7 miles to 25th Road. Travel west on 25th Road for 1 mile where you'll arrive at the northeast corner of the property which is located on your left (south side of 25th Road). From that point the property will be on your left (south side of 25th Road) for 1 mile. Watch for Signs!

SEE WEBSITE FOR COMPLETE DETAILS



Broker's Notes:

Don't Miss your chance to own this CLEAN & PRODUCTIVE PASTURELAND!!!!

- 309 +/- acres of native grass
- Located 7 miles north of Washington, KS, and 5 miles south of the Nebraska border
- 1.5 miles east of Washington County State Lake

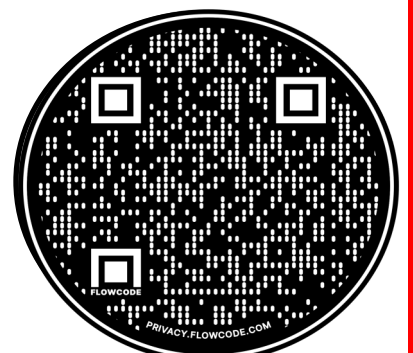
- Surrounded by thousands of acres of pastureland
- Multiple spring-fed water sources
- Two new spring tanks for improved water access
- Good 4 and 5-wire barbed wire perimeter fencing
- All-pipe corral system in excellent working condition
- 1 mile west of Quivira Road (paved county blacktop)
- Excellent access to Kansas & Nebraska cattle markets
- 1.5 miles east of Washington County State Lake

Terms & Possession: 10% down day of sale, balance due at closing on or before 12/10/25. Possession at closing. Seller's interest in minerals transfer with the sale of the property. Seller to pay 2025 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" subject to items on a survey, claims of adverse possession, and all easements and exceptions of record. All inspections should be made prior to the day of the sale. This is a cash sale and is not subject to financing, buyers financing arrangements should be 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 disclaims 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 previously printed materials. Aerials are representations and not guaranteed to be actual property lines. Contract provided by LBH Law, attorney for seller.



Sellers

**Janet Jones Trust &
Mike & Gina Rencin Trust**



**Contact: Jeff Dankenbring, Land Agent, Broker 785.562.8386
Mark Uhlik - Broker & Auctioneer**

www.MidwestLandandHome.com