

LAND AUCTION

Friday, November 21st - 10:00 A.M.
FNB Community Room - Washington, KS



155 +/- Acres Washington Co. KS

Legal Description: SW 1/4 7-3-3
154.2 acres per WS Co. Appraisers office

FSA Info: 154.23 acres, DCP cropland acres 76.41

Description: This tract is approximately 154 acres, with approximately 76.41 acres of cropland. The the balance being exceptionally good pasture.

Taxes: \$1374.07 /yr Est. **Class:** Agricultural

Property Location: From the west edge of Washington KS. Travel west on Hwy 36 approximately 4.5 miles to Liberty RD. go South on Liberty 1/2 mile. This is the north west corner of the farm. Watch for signs.

SEE OUR WEBSITE FOR ADDITIONAL DETAILS.

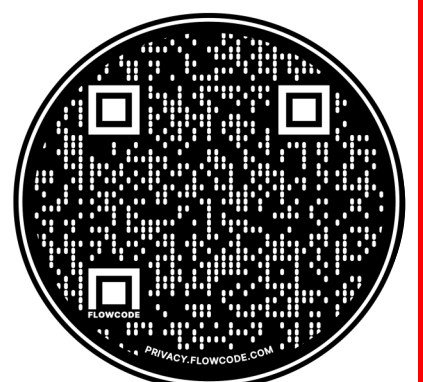
Brokers Notes: This quarter section offers an exceptional opportunity for a diversified farming operation. With approximately 78 acres of native grass pasture, it provides excellent grazing potential. Two ponds ensure reliable water sources, while a good perimeter fencing makes it ready for immediate use. Access is convenient, located just half a mile off Highway 36, making it easy to reach. The cropland features predominantly Crete soils, known for their high productivity and suitability for a variety of crops. An added bonus is nearly 95% of the land boasts a slope of less than 7%, the potential to convert a large portion of the pasture into cropland, significantly increasing the farm's production capacity. Whether you're looking to expand your current operation or invest in quality farmland with growth potential, this tract is it.

- 78 acres of native grass pasture with good fencing
- Two quality ponds provide ample livestock water
- Predominantly Crete soils – ideal for crop production
- 95% of the farm has slopes under 7%

Terms & Possession: 10% down day of sale, balance due at closing on or before 12/23/25. Possession on 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." 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 the 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. 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. Seller expressly disclaims any liability for errors, omissions or changes regarding any information provided for these sales. Statements made the day of sale take precedence over all previously printed materials. Aerials are representations only. Contract provided by Elizabeth Hiltgen, attorney for the seller. EBH Law will be the escrow and closing agent.



**Sellers: Barbara
Clark Trust &
Shannon Giles**



Mark Uhlik - Broker & Auctioneer 785.325.2740
Jeff Dankenbring - Land Agent, Broker
www.MidwestLandandHome.com