

LAND AUCTION

Friday, December 5th - 10:00 am
St Bernard Catholic Church Hall, Wamego, KS



100 +/- Acres **Pottawatomie County Land**

Legal Description:

S08, T09, R10, ACRES 100.43, SE4 N&E HWY & BEG 201.93'W SE COR TH S50' W595.5' N39.33' E595' TO POB LESS N660' SE4 & LE

FSA Details:

- 102.59 Farmland Acres - 41.09 DCP Cropland Acres (Currently in Hay)
- 35.1 Base Acres (Soybeans 17.54, Grain Sorghum 8.78, Wheat 8.78)

2024 Property Taxes = \$1161.44

Property Location:

From US Hwy 24 & Hwy 99 Intersection (Wamego), travel north approximately 4.5 miles on Hwy 99 Property is located on the east side of Hwy 99. Or travel 3.75 miles and take Wheaton Rd and travel .75 miles north to property on west side of Wheaton Rd. Watch for Signs!

SEE WEBSITE FOR COMPLETE DETAILS

Property Highlights

- Ideal location for a dream home or development in one of NE Kansas' most desirable areas.
- Located just 3 miles north of Wamego with Hwy 99 & Wheaton Rd access.
- Rural water, natural gas, electric, & fiber.
- Wooded draw & rolling terrain create a scenic, private setting.
- Productive & versatile land ideal for farming and ranching.



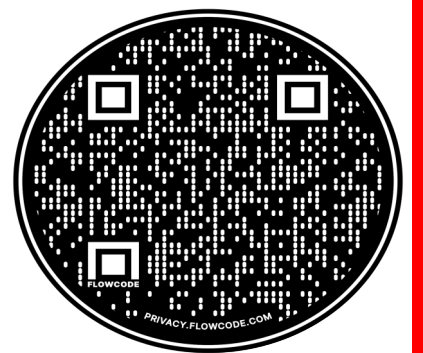
Broker's Notes:

Don't miss your OPPORTUNITY to own this Exceptional 100+/- acre tract just north of Wamego with highway access on 2 sides, home and utilities in place, productive cropland, pasture with ponds, and stunning building sites ideal for a building your dream home or development opportunity.

Terms & Possession: 10% down day of sale, balance due at closing on or before 1/08/26. 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 sale 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 this sale. 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.



Seller
Lila Jean Flinn
Trust



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

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