

LAND AUCTION

Friday, December 12th - 10:00 A.M.
FNB Community Room - Washington, KS



127 +/- Acres **Washington County Kansas**

Legal Description:

The north 127 +/- acre portion of the SE4, S23, T02, R03, EXC RD ROW (See Survey on Website)

Features:

- 94 +/- Current Cropland Acres
- 100% Crete Silty Clay Loam Class II & III Soils
- Paved Road Access
- ONLY 2 Miles North of Washington
- Corn & Bean Rotation Ready to Produce

Property Taxes = \$2470.38 (entire 1/4 sec)

Property Location:

From US Hwy 36 & Quivira Rd (Short Stop)...Travel south 3 miles north on Quivira Road. Property is located on the west side of Quivira Road starting just north of 20th Road. Watch for Signs!

SEE WEBSITE FOR COMPLETE DETAILS



Broker's Notes:

Perfect tract just 2 miles north of Washington, KS, on Quivira Road, featuring 94 acres of productive tillable use. EXCELLENT Soil Types & highly suitable for continued corn and soybean rotation, GREAT access, and long-term production potential. Don't let this Opportunity cropland with additional acres convertible for Pass You By!

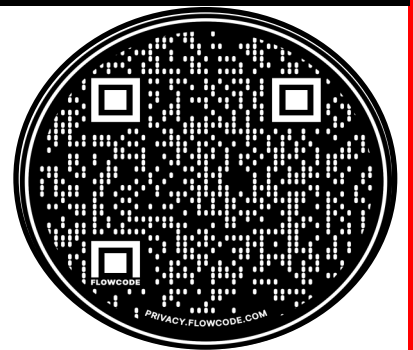


DOWNLOAD OUR APP TODAY!
To get Registered to Bid!

Terms & Possession: 10% down day of sale, balance due at closing on or before 1/15/26. Possession at closing subject to tenants rights through 3/1/26. 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 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 Bruna Law, Anthony Bruna, attorney for seller.



Seller
Stolzer Farms LLC



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

www.MidwestLandandHome.com