237.40 +/- Acres of Washington County Kansas Land

Legal Description:
E2 SW4 & SE4 LESS ROW, S13, T04, R02, East of 6th Principal Meridian

Tract 1: Approximately 228.9 acres, with 141.17 DCP cropland acres. This tract has a good mix of High quality farmland, hardwood bottoms, and hay meadows. Excellent opportunity to obtain additional cropland acres.

Base Acres & PLC Yields: Wheat - 42.20 acres Yield 56, Grain Sorghum - 59.50 acres Yield 123, Soybeans - 30.00 acres Yield 44

Tract 2: Approximately 8.5 acres, includes a two bedroom one bath home with hardwood floors, wood burning fireplace, rural water, natural gas, and many other amenities. There is a 50x96 pole shed, garage, and other useable buildings. A survey of this tract will be conducted should tracts 1 and 2 sell separately. Survey cost to be split equally between buyer tract 2 and seller.

Tract 3: Tract 3 will be a combination of Tracts 1 & 2

2019 Tax Information: $4,116.00

Property Location: 1271 9TH RD, Linn, KS 66953
From Linn : Corner of Osage & 8th Rd (Norms Service Station) go 3 miles West to Liberty Rd then 1 mile North to 9th Rd this is the Southeast corner of the farm.

OPEN HOUSE/PROPERTY TOUR
Wednesday, Jan. 15th
1pm to 3pm

Listing Broker’s Notes: Have you always wanted to live in the country? Tract 2 has a good solid home on approximately 8.5 acres with additional outbuildings. Tract 1 offers quality farmland featuring Muir, Crete, and Longford soils all top producing soils, all considered prime farmland. Properties that offer all these qualities located this close to town are RARELY, IF EVER AVAILABLE. Contact us direct with any questions you have on this AWESOME Washington County Kansas property.

Terms & Possession: 10% down day of the sale, balance due at closing on or before Tuesday, February 25, 2020. Sellers to pay 2019 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, 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. Possession of the farm will be March 1 2020. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Statements made the day of sale take precedence over all other printed materials.

Diane Brooks - Seller

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