

# LAND AUCTION

**Thursday March 13th - 10:00 A.M.**  
**Linn Legion - Linn, KS**

## **158.1 +/- Acres** **Washington Co. KS Land**

**Tract 1 Legal Description:** SW 1/4 S20 - R05 - 04E  
Less an approximate 3.5 acre tract  
**2024 Property Taxes = \$1766.54 (Tracts 1 & 2)**  
**FSA Information:** Farmland Acres = 160.36  
**Election choice - Arc County; corn, beans, wheat**  
**DCP Cropland Acres = 72.04 Eff. DCP = 66.68**  
**CRP = 5.36 Acres 2033 termination \$579.00**  
**Base Acres = 65.40 (Corn 14.3ac, Wheat 30.17ac, Soybeans 20.93ac)**  
**Yields = Corn 86bu, Wheat 37bu, Soybeans 34bu.**

**Tract 2 Description:** An approximate 3.5 acre tract, to be surveyed should it sell separately. Survey to be split 50/50 buyer / seller

**Home:** 3 bedroom, single bath, with an eat-in kitchen. The home has a full basement and newer central heat and air. There are several usable outbuildings. This home offers seclusion, peace, and tranquility.

### **Tract 3**

Tract 3 is the combination of tracts 1 and 2. The tracts will sell whichever way brings the most money. Separate or together.

**Property Location:** From Greenleaf KS go south on Upland Rd. for 8 miles to 3rd Rd. then west 1 mile to Thunder Rd. Then south 1 mile to 2nd Rd. then 1/2 mile west to the SE corner of the farm. OR Follow the Greenleaf asphalt Rd. south to Kimeo Church then 1/2 mile west.

**Look for Signs!**

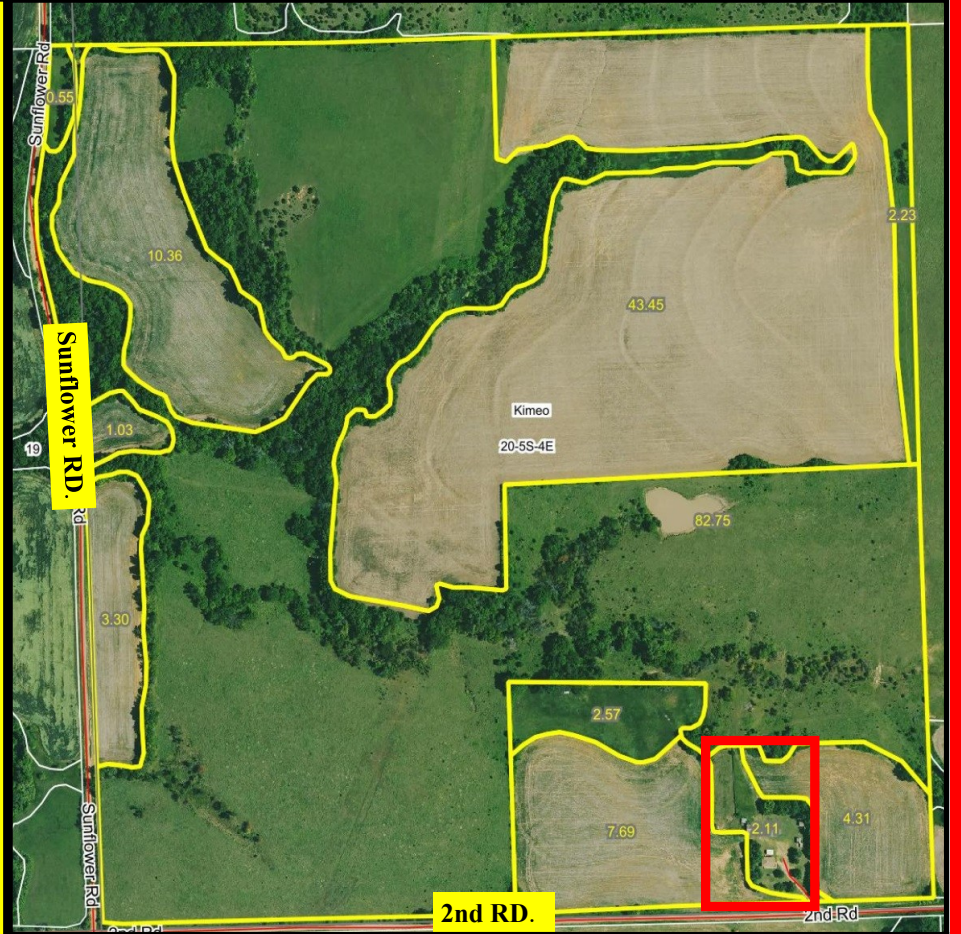
**SEE WEBSITE FOR COMPLETE DETAILS**



**Download Our APP**  
**on your device**  
**and get registered to**  
**BID ONLINE Today!**

**Online Bidding starts Thursday Feb. 27th**

**Open House March 2nd 1-3 p.m.**

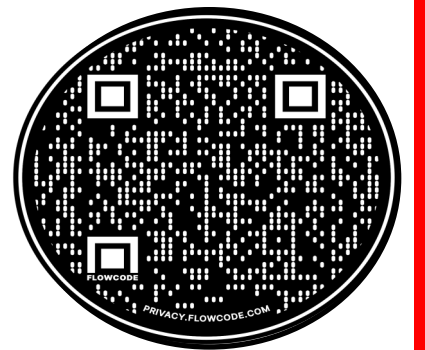


**Broker's Notes:** This property features 90% class II & III soils. Wells, Crete, Hobbs, and Muir. All considered prime farmland. Additional cropland acres possible with a little dozer work. There is approximately 75 acres of gently rolling cropland with the balance of the farm being pasture and wildlife habitat. There is an older 3 bedroom single bath, central heat and air, farm home and misc. other outbuildings on the property. The farmstead is serviced by Bluestem elec. And has its own well and septic system. Open house March 2nd 1-3 p.m.

**Terms & Possession:** 10% down day of sale, balance due at closing on or before 4/15/25. Possession at closing. The Current tenant has voluntarily released their rights. Seller's interest in minerals transfer with the sale of the property. Seller to pay 2024 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. 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 Aaron Westbrook, attorney for the seller.



**Burton & Wilma**  
**McGrath Estate**



**Contact: Mark Uhlik - Broker & Auctioneer 785.325.2740**

**Jeff Dankenbring, Land Agent, Broker**

**www.MidwestLandandHome.com**