

LAND AUCTION

Thursday, August 17th - 6:00 P.M.
Simpson Community Center 107 N Elkhorn, Simpson KS

170+/- Acres **Mitchell County KS Land**

Legal Description: NW 1/4 S12 T08 R06W & an approximate 10 acre tract in E 1/4 SE 1/4 NE 1/4 S11 T08 R06W of the 6th P.M.

Description: Quarter plus 10 acres is approximately 140 acres of cropland with the balance being Solomon River and trees. This almost flat tract is in the Solomon River Valley with the river splitting the property almost evenly. A very clean income producing property with a bonus of fishing, and hunting on the Solomon River.

FSA: DCP cropland 143.38

Base Acres: 119.66 acres Wheat- 105.46, Grain Sorghum - 14.20,
Crop Election - ARC County

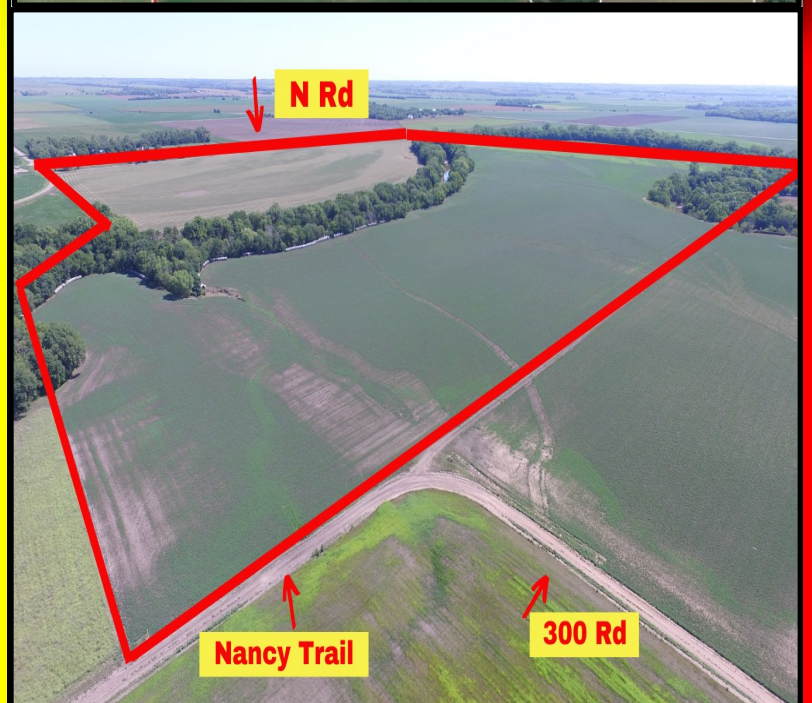
Taxes: \$2,513.00

Directions: From Simpson KS. Go South on 400 Rd. (194) for one-half mile. Turn west (right) on N Road and go one-half mile (just past the large hay shed). This is the northeast corner of the tract. Watch for signs.

Broker's Notes: This tract is well managed and is currently all in alfalfa. There are no fences to farm around and it has easy access from each side of the river. The neighbor has an access road along the south edge of the property to access his land. For more information or to view this property, contact listing Broker Mark Uhlik, 785-747-8568.



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Terms & Possession: 10% down day of sale, balance due at closing on or before 9/22/2023. Seller to pay 2023 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 auction. Possession on closing subject to tenants rights. 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. 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. Statements made the day of sale take precedence over all other printed materials. Aerials are representations and not guaranteed to be actual property lines.



SELLER-
Russ Siegel



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