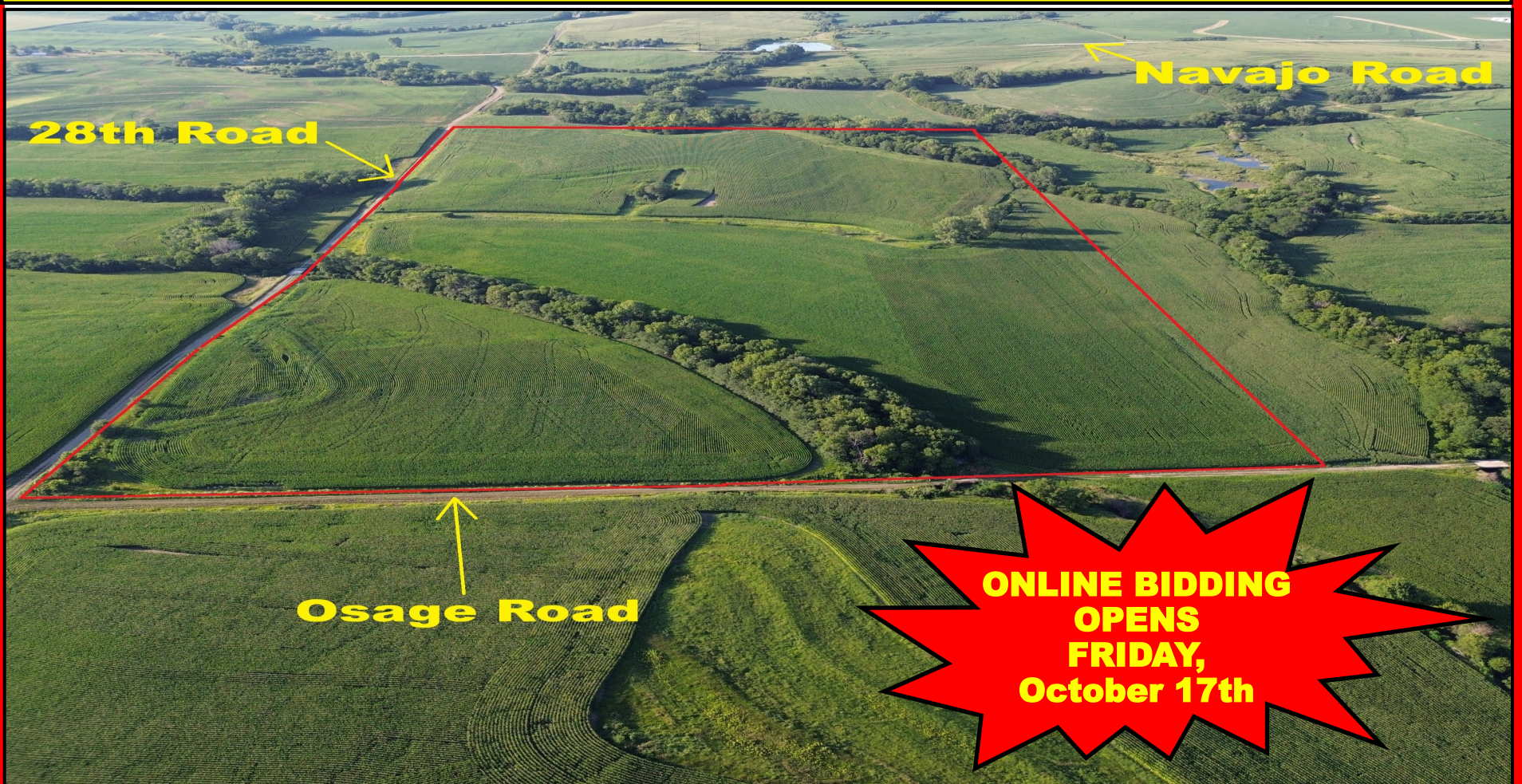


LAND AUCTION

Friday, October 31st - 10:00 A.M.
American Legion - Axtell, KS



79 +/- Acres Cropland **Marshall County Kansas**

Legal Description:

S15, T03, R010, ACRES 78.7, W2 SW4 LESS R/W

FSA Details:

- **78.67 Farmland Acres - 69.79 DCP Cropland Acres**
- **36.60 Base Acres (Corn 18.40, Wheat 15.10, Soybeans 2.0, Grain Sorghum 1.10)**

2024 Property Taxes = \$1082.92

*****Excellent Yield History***** (see website for details)

Property Location:

From US Hwy 36 & 30th Road Intersection (Axtell Corner)...Travel south 3 miles on 30th Road to Navajo Road then travel 2 miles west on Navajo Road to 28th Rd then travel south 1/2 mile on 28th Road. Property is located on the East side of 28th Road and North side of Osage Road. Watch for Signs!

SEE WEBSITE FOR COMPLETE DETAILS



Broker's Notes:

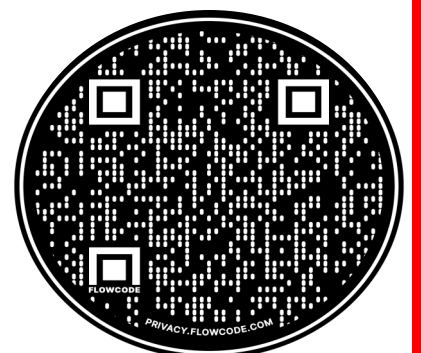
This 79-acre farm in Marshall County, Kansas, checks all the boxes for a high-quality agricultural property: excellent soils, proven yields, strong base acres, and high percentage of acres dedicated to production. Whether you are looking to expand your farming operation or add a secure land investment to your portfolio, this tract offers exceptional potential.

- **79 +/- total acres in Marshall County, Kansas**
- **69.79 DCP cropland acres**
- **Strong base acres across corn, wheat, soybeans, and grain sorghum**
- **Proven yield history with excellent 10-year APH**
- **Efficient size for both operators and investors**
- **Easily accessible location in a strong agricultural region**

Terms & Possession: 10% down day of sale, balance due at closing on or before 12/10/25. 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 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.



Seller
Blake Gurtler



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

www.MidwestLandandHome.com