

# LAND AUCTION

**Thursday Nov. 20th - 10:00 A.M.**  
**Linn Legion Linn KS.**

## **145 +/- Acres** **Washington Co. KS**

**Legal Description:** NE 1/4 SW 1/4 & W 1/2 SE 1/4 & A tract in the W 1/2 E 1/2 SE 1/4 29-4-3 complete legal to be determined by survey.

**FSA Info:** 145.64 total acres EST.  
76.27 acres CRP EST. 69.37 acres pasture EST (survey pending)

**Description:** This tract is approximately 145 acres of Grass, with approximately 76.27 acres of CRP with the balance being exceptionally good pasture.

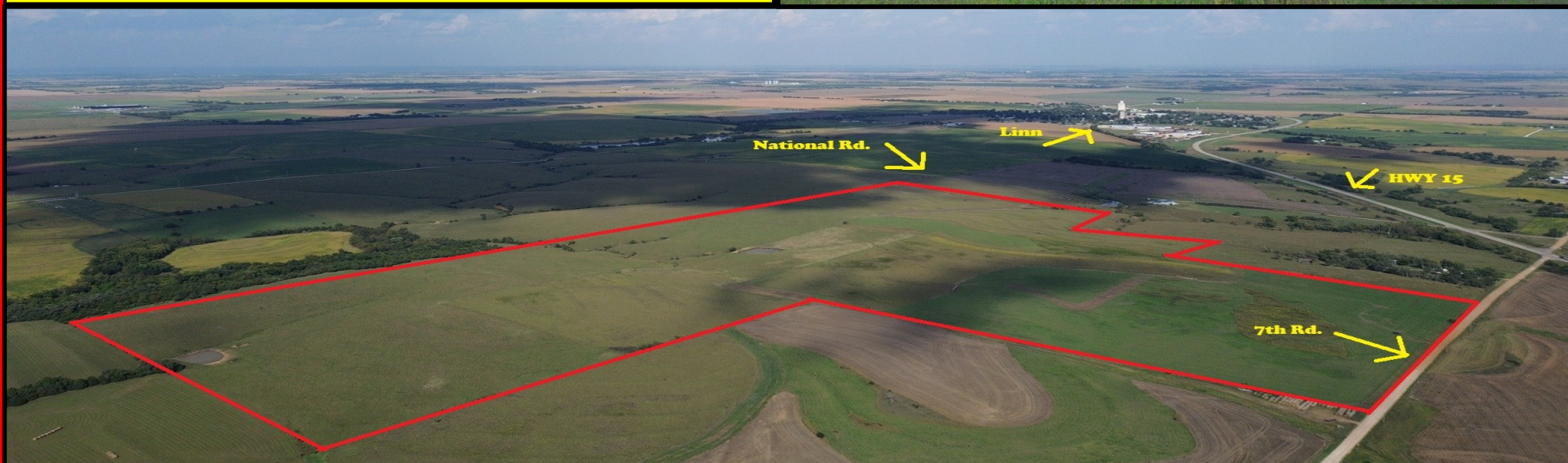
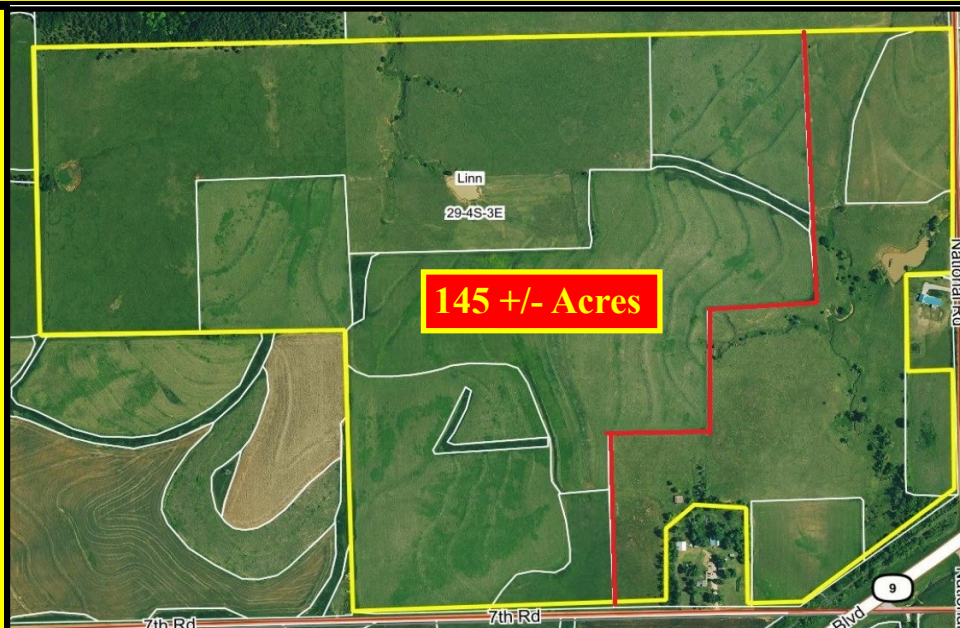
**Taxes:** \$1188 /yr Est. **Class:** Agricultural Use

**Property Location:** From the South edge of Linn KS. Travel southerly on Hwy 15 approximately 3/4 mile to 7th RD. go West (right) about 1/4 mile this is the South east corner of the property. Watch for signs.

**SEE WEBSITE FOR COMPLETE DETAILS**  
**Online Bidding Starts Nov. 6th**



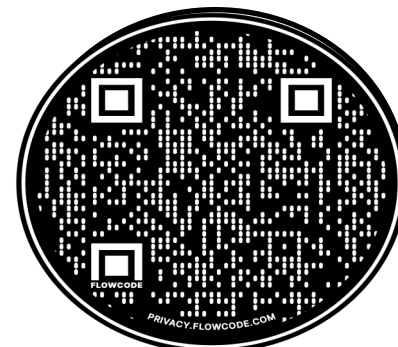
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**Terms & Possession:** 10% down day of sale, balance due at closing on or before 12/23/25. Possession on closing. Seller's interest in minerals transfer with the sale of the property. Seller to pay 2025 and prior years taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Property to be sold "AS-IS, WHERE-IS." 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. 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. 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 previously printed materials. Aerials are representations only. Contract provided by Robert Martin, attorney for the seller. Clay County Title will be the escrow and closing agent.



**Sellers: Myrl D. & Patricia A. Merritt Trust**



**Mark Uhlik - Broker & Auctioneer 785.325.2740**  
**Jeff Dankenbring - Land Agent, Broker**  
**www.MidwestLandandHome.com**