LAND AUCTION

1,100 acres +/- in McPherson and Rice Counties, offered in <u>3 Tracts</u> Thursday, November 17, 2022, 7:00 PM CST

Where: Prairieland Partners, 2401 Northview Rd., McPherson, KS

EXCELLENT SELECTION OF CREEK BOTTOM TILLABLE, PASTURE AND TIMBER!

Tract 1: N/2 of Section 11-18-6 and S/2 of SE/4 of Section 2-18-6, Rice County



Location: 1/2 mile north of Ave. C and 30th Rd. **400 acres +/- pasture** Clean spring water, catch pens, good fence, hunting Taxes: \$951.70 on 400.1 taxable acres Possession upon closing Tract 2: W/2 NW/4 of Section 32-18-4, McPherson Co., Less Homesite



Location: Pawnee Rd. and 7th Ave. **75 acres +/- pasture** Solar well water, catch pens, good fence Taxes: \$214.54 on 75.1 taxable acres Possession upon closing



Tract 3: Section 31-18-4, Less Cemetery

Location: Pawnee Rd. between 6th and 7th Ave. ~ 616 acres+/- comprised of: ~ ~ 325 acres +/- Creek Bottom Tillable ~ ~ 233 acres +/- Pasture ~ ~ 42 acres +/- Timber/Creek ~ ~ 16.81 acres +/- CRP pays \$838.66 (Exp. Oct. 2030)~ 344.2 base acres in PLC Base/Yield Wheat base 344.2/50 Taxes: \$4 962.60 on 616 taxable acres

Taxes: \$4,962.60 on 616 taxable acres

Possession upon closing, subject to tenant rights on wheat acres Can't make the auction.....Online bidding available @ proxibid.com ~ link will be on our website

Announcements day of auction take precedence. Horizon Farm and Ranch Realty LLC and it's agents are Seller Agents in this transaction. 10% down day of sale, balance in certified funds due by December 16, 2022. This sale will not be contingent to financing. Closing costs split 50/50. The property is sold "as is" with no guarantee or warranty. There is no acreage guarantee by the county FSA office, county treasurer or appraiser, Sellers, or auction firm.

HORIZON

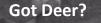
FARM & RANCH REALTY, LLC Office 785-825-1199 Toll Free 888-825-1199 www.horizonfarmranch.com SELLERS: Heirs of Letha Ione Johnson Trust Derek Isaacson - Sales Agent -785-452-0566

> Ray Swearingen - Broker 785-452-8498

Come Join Us For Another

November 17, 2022 7:00PM CST 1,100 Acres +/- MP & RC Co. Where: PrairieLand Partners 2401 Northview Rd, McPherson, KS

Horizon Farm and Ranch Realty LLC 3973 N. Ohio St., Salina, KS 67401



5	14		18	17	16	15	14)	13	18	17	_ 16	15	14
22	14 50 23 0	4 HWY	19	20 Smoky-V	Mar	quette	23 1st 5	24	6th-Ave	20 20	21	22	23
F	17S,R6W	25	30	29	T175	R5W	26	25		29 T1	7s,R4W ux-Rd	27 P	10th-Ave
4	35	36	31	32	33	34	35	36	31	32	33	34 -	35
								5	, 1	· · · ·	Sha	wnee-Rd	1
3	2	ī	6	5	4	3	2	5th•Ave-	6	5	4	3	12
						-Raii	bow-Rd-				- 1	-	┢
0	Tract 1	12	7	8	р°	10	11	,12	× 7	8	-8th-A	10 I0	1
	Ave-C		Quivera	Rd	· · ·		Quive	era-Rd	0	1 .		9th-A	+
5	14	13	18	17	16	15	14 4	13	6th-Ave	17	16	റ 15	1
	Ave-D			Puet	olo-Rd		Ave			Pueblo	Rd I8S.R4W	1	+
2	T18S,R6W 23	24	19	20	. T185 21	R5W 0	23	24	19	20	21	22	2
	venue-E-				40	$\left(\right)$	Pionee	r Rd	1	1.		Pionee	r-R
27		25 20	30	1 29	28	27	26	25	30	29	28	27	2
				-1st-Ave	awnee-R	d		5th		whee-Rd	Tract 2		+
34	-29th-Rd-	36	31	32	33 ~	34	35	th-Aver 36	Tract 3	2 32	33 8th-Av	- 34	3
	0	Ave-G-		Overland-l	Rd	-		-	-	¥	A	1	+

1,100 Acres+/-

McPherson and Rice County Land Auction





Office 785-825-1199 Toll Free 1-888-825-1199 www.horizonfarmranch.com