

LAND AUCTION

1,100 acres +/- in McPherson and Rice Counties, offered in 3 Tracts

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.

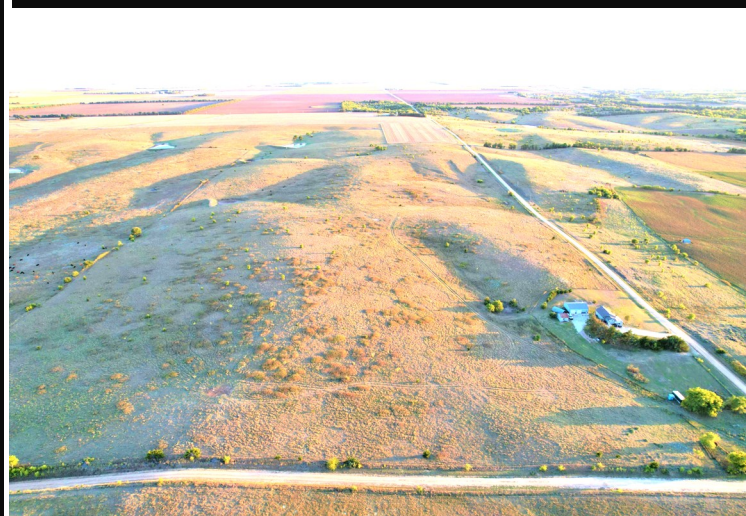
400 acres +/- pasture

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



Sharps Creek

South Sharps Creek

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

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 Lone Johnson Trust

Derek Isaacson - Sales Agent -
785-452-0566

Ray Swearingen - Broker
785-452-8498



Come Join Us For Another

LAND AUCTION!

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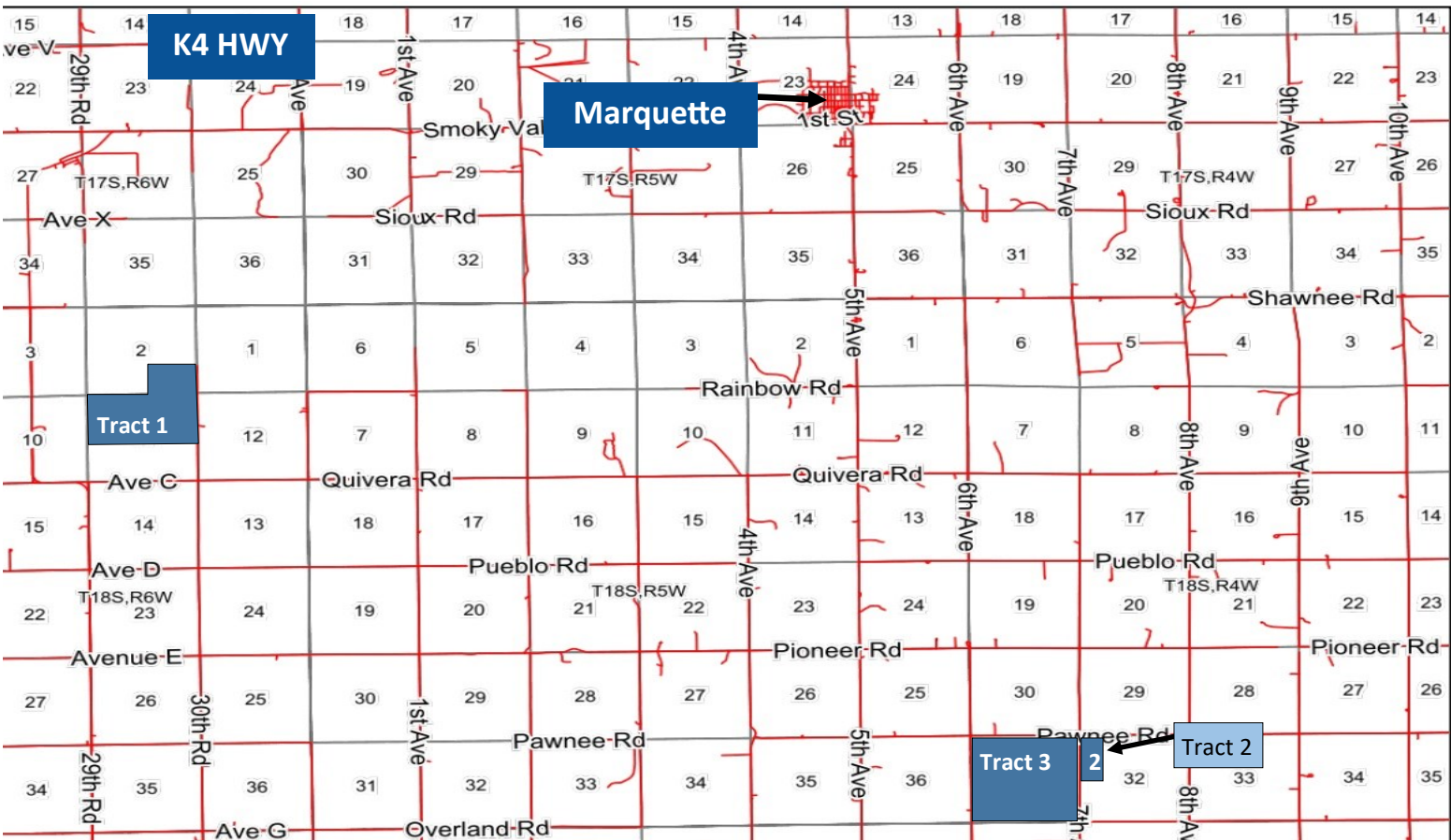
2401 Northview Rd, McPherson, KS

Horizon Farm and Ranch Realty LLC

3973 N. Ohio St., Salina, KS 67401



Got Deer?



1,100 Acres +/-



McPherson and Rice County Land Auction



Office 785-825-1199
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www.horizonfarmranch.com