

Land Auction

Jewell County Kansas Land Auction

Wednesday Nov. 14, 2018 — 1:30 p.m. at the Superior Country Club
Northeast of Superior, 1/2 mile east of Hwy 14 on Road "E"

SE 1/4 in Section 20 Township-02 South-Range 06 West Jewell County Kansas

Located approximately 2 miles South of Lovewell Lake Dam
at 260 Road and 'U' Road

Per FSA the tract consists of approximately 154 acres of which approximately 152
acres are currently dry cropland.

FSA crop data:

Wheat base acres = 37.55 with PLC Yield of 35
Corn base acres = 19.96 with PLC Yield of 64
Grain Sorghum base acres = 25.96 with PLC Yield of 55
Soybeans base acres = 35.81 with PLC Yield of 26

Terms:

- Possession upon closing
- Purchase of real estate is not contingent upon financing
- 10% earnest deposit at time of purchase agreement, balance due in certified funds at closing. Closing will be within approximately 30 days or upon delivery of marketable title.
- Escrow agent will be used and escrow fees will be split 50/50 between seller and buyer
- Title insurance will be used and the costs will be split 50/50 between seller and buyer
- 2018 taxes and all prior years will be paid by seller
- 2017 taxes were in the amount of \$2,740.96

All statements herein are believed to be correct. However, the seller/owners, real estate and auction company, and printers make no warranties either expressed or implied. Information obtained from courthouse records, government agency offices is believed to be correct.

Licensees of Mikkelsen Real Estate & Auction LLC are acting as seller's agent
For additional details or P.I.P. contact:

Seller: **Woodwinds Farms LLC**

Sale
conducted by: **Mikkelsen Real Estate & Auction LLC**



906 Idaho St • Superior, NE 68978
402-879-4464
Web: mikkelsenauctions.com

