



# LAND AUCTION

LEPPKE REALTY & AUCTION

**Saturday, July 17, 2021 • 10:00 am**

**157.03 acres Marion County land**

**Sale held at the Peabody Senior Center – 106 N. Walnut (Downtown) Peabody KS 66866**

*Expiring CRP grassland OR Continuing Contract*

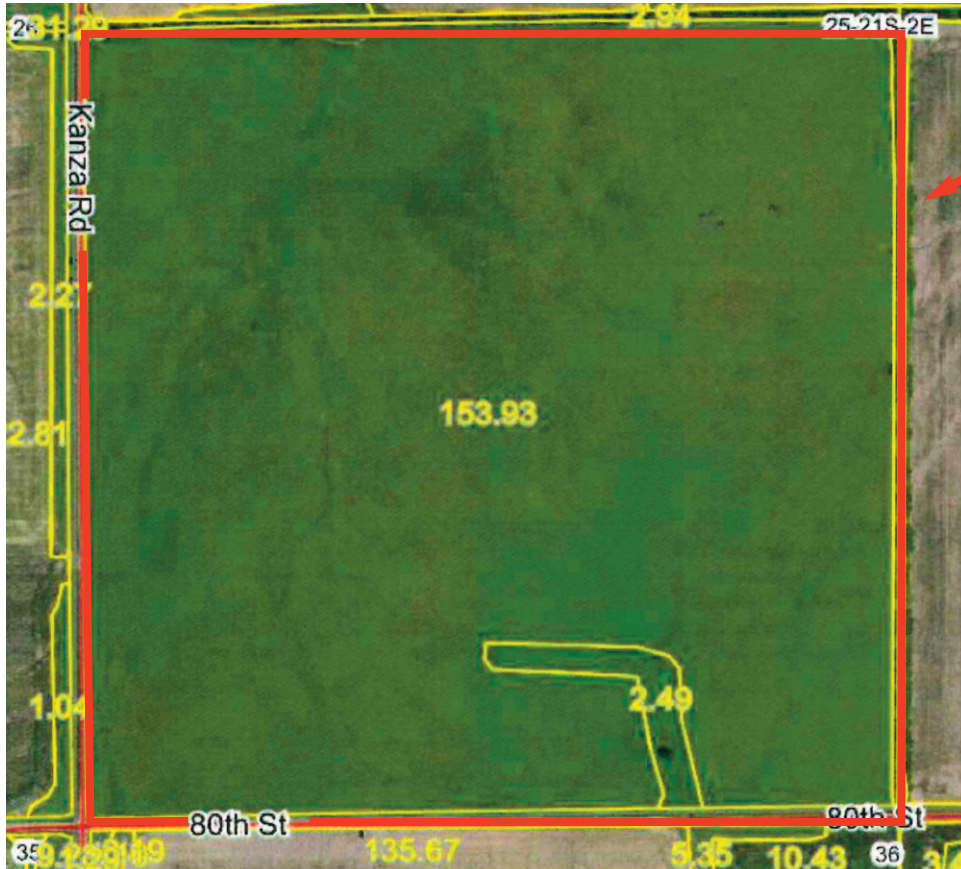
**Legal Description:** The Southwest quarter of Section 25, Township 21 South, Range 2 East (SW/4 25-21-2) Marion County KS.

**Land Location:** From Peabody, (NW edge) go 3 miles West on Hwy 50, Then 1 mile North on Kanza. (Jct. Kanza Road and 80th)

**Land Description:** 157.03 taxable acres of which 153.93 acres are enrolled in the CRP (Conservation Reserve Program) and sown to native grass. The balance of the acreage is waterway and hedgerow. The current CRP contract paying \$42.30/acre expires September 30, 2021 OR is signed up to be renewed for another 10 years at a rate yet to be determined if the Buyer wishes to continue the program.

**Possession:** Immediately at closing and upon full settlement. Subject to the current CRP contract. The 2021 CRP payment will be prorated to closing date.

**Auctioneers Note:** This farm offers diverse options for whichever program works best for you!! In the current climate of high grain prices you might look into the option of farming this land as it lays well enough to do so and has productive soils. Primary soils are Irwin Silty Clay Loam (Ib) and Rosehill Silty Clay Loam (Rh) with the balance being Clime Silty Clay Loam (Cm). The current and extended CRP contract offer a cash return on investment and also provides excellent hunting and recreational opportunities.



**TERMS:** Earnest money deposit in the sum of \$25,000.00 due day of sale payable to Security First Title. The balance will be due in full at closing which shall be on or before August 17, 2021. Title insurance and closing fees will be divided equally between buyer and seller. The 2020 taxes were \$1,668.80. The 2021 taxes will be prorated to closing date. All financing arrangements and /or inspections must be made prior to the auction. The property is being sold in an "AS-IS" condition and is not subject to financing or appraisal. All information is gathered from Marion Co. sources and is deemed reliable but not guaranteed. Statements made day of sale take precedence over any advertisements, printed material or previous statements. Leppke inc. is the agent of the Seller.

**Seller: D & L Hochstetler Trust, Arlan Yoder Trustee**

[www.leppke.com](http://www.leppke.com)

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