

LAND TIMED ONLINE AUCTION

Logan County, Kansas

 *Winona, Kansas*

Land is located 0.8 miles west of Winona on Highway 40,
then 2.5 miles south on Logan County Road 220.

Opens: Wednesday, July 17

CLOSES: WEDNESDAY, JULY 24 | 1PM CDT 2024

**160±
acres**
OFFERED IN
1 TRACT

Are you looking to expand your farming operation?

This 160± acres of dryland acreage is a fantastic opportunity! Selling in a single tract, this property is conveniently located just south of Winona, Kansas. Don't miss your chance to enhance your agricultural portfolio with this piece of farmland.

FSA INDICATES:

154.35 NHEL cropland acres.

SOIL TYPES:

Ulysses silt loam soil, 0-1% slopes
& Ulysses silt loam soil, 1-3% slopes.

LEGAL:

Section 13, Winona Township,
Logan County, Kansas.
The NE/4 of Section 13-12S-36W,
Logan County, Kansas



SteffesGroup.com | 319.385.2000

Steffes Group, Inc., 2245 E Bluegrass Rd., Mt. Pleasant, IA 52641



Tim Meyer - Kansas Broker #00238956 | Brandon Chansler - Kansas Salesperson #00247835
Announcements made the day of sale take precedence over advertising.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Land is located 0.8 miles west of Winona on Highway 40, then 2.5 miles south on Logan County Road 220.

Terms: This online auction will have a 5% buyer's premium. At the conclusion of the auction, the winning bidder will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment, payable to Eland Title Company, LLC which shall hold the money in escrow until closing. The balance of the purchase price will be due at closing which will take place at Eland Title Company, LLC - 208 E. 2nd St. Oakley, KS on or before September 6, 2024.

Landlord's Possession: To be given at time of closing (Subject to tenant's rights on the tillable land).

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years. Title Insurance in the full amount of the purchase price will be provided by the Seller. Closing costs will be shared 50/50 between Buyer & Seller.

2023 Real Estate Taxes: Parcel ID 055-086-13-0-00-00-001.00-0 = \$1,125.50 Net

See complete auction details at SteffesGroup.com



Steffes Group, Inc.
2245 E Bluegrass Rd.,
Mt. Pleasant, IA 52641

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US POSTAGE
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PERMIT #472

PATRICIA L. STRICKER TRUST

U.S. Bank, Scott Starkweather, Trustee
Kenneth L. Cole – Attorney for Seller

Closing & Title Company - Eland Title Company, LLC,
208 E. 2nd St., Oakley, KS 67748 – Phone 785.671.4285

For information contact Steffes Group Representatives

BRANDON CHANSLER, 620.617.3410
OR TIM MEYER, 319.750.1233