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PROPERTIES AND AUCTION
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Gove County Kansas Land for Sale at iAuction - Walz Family Farm

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PROPERTY ADDRESS:

00 Campus Road
Oakley, KS 67748

ACRES: 298.47

COUNTY: Gove

AUCTION DETAILS:

Preview Day Saturday, November 11th 11:30AM to 1:30PM.

Offering 298.47 acres of 100% tillable farmland in Northwest Gove County near Oakley. The property is located along the south side of I-70 west from Exit 79. The Walz Family Partnership farm is flat with 0% to 3% slopes and is being offered in three tracts. The nearest grain elevator is 5.5 miles away in Oakley. FSA shows base acres for the total acreage as 108.87 wheat, 143.73 corn, and 37.05 sorghum. Total FSA cropland acres is 293.62. Minerals are believed to be intact and will transfer to the buyers. The 2022 property taxes were \$2,463.82 for the property in its entirety. Legal description is S1/2, S10, T11, R31.

Tract 1: 94.97 acres of 100% tillable land with access from the south along CC road and Campus Road on the East. Soils consist of Keith silt loam, 0 to 1 percent slopes, Ulysses silt loam, 1 to 3 percent slopes, and Harney silt loam, 0 to 1 percent slopes. This tract is currently planted to winter wheat and the buyer will receive the 1/3 landlord share upon harvest in 2024. Possession will be the day following harvest in 2024.

Tract 2: 101.8 acres of all tillable land with access from the south along CC road. Soils consist of Ulysses silt loam, 1 to 3 percent slopes, Harney silt loam, 1 to 3 percent slopes, Keith silt loam, 0 to 1 percent slopes, and Pleasant silty clay loam, ponded. This tract is currently in corn that will be harvested prior to closing. Possession on this tract upon closing if the corn has been harvested.

Tract 3: 101.7 acres of all tillable land with access from the south along CC road. Soils consist of Harney silt loam, 1 to 3 percent slopes, Keith silt loam, 0 to 1 percent slopes, Ulysses silt loam, 1 to 3 percent slopes, and Pleasant silty clay loam, ponded. This tract is planted to approximately 98-acres of winter wheat. The buyer will receive the 1/3 landlord share of this crop upon harvest in 2024 and possession the day following the 2024 harvest.



PRESENTED BY:

DAN MELSON

Land Specialist - KS

M: (785) 979-3402

P: (855) 573-5263 x729

E: dmelson@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

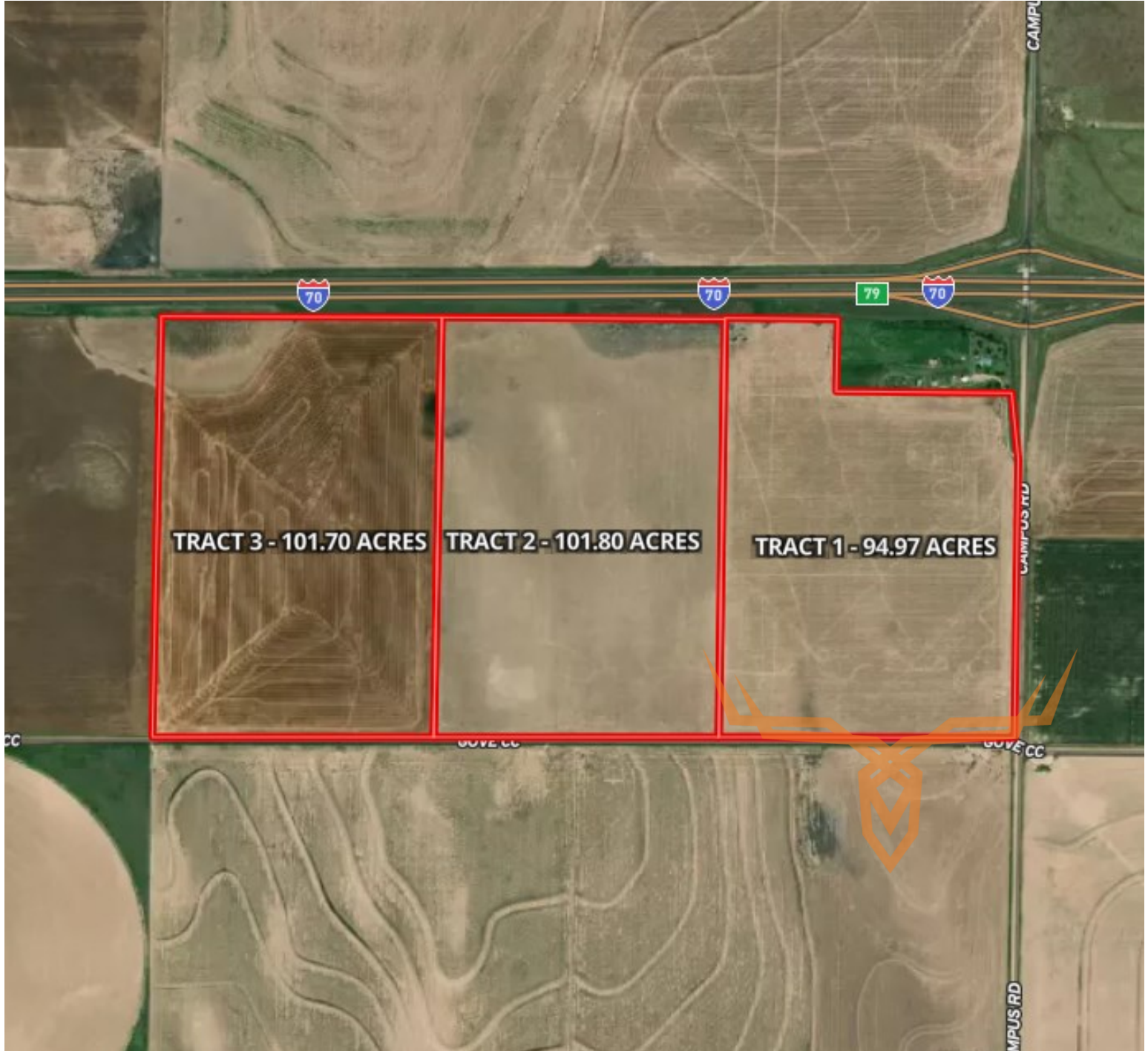
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