

473 +/- Acres Clark County, KS CRP Land

LAND AUCTION

Monday, October 7, 2024 Time: 1:30 pm

Online (www.hammauction.com Live Auctions) or in Person

SALE WILL BE HELD AT: Protection American Legion, 303 N Broadway, Protection KS

Seller: Russell Murphey, Sandra Dobrinski, Shauna Labo

Legal Description: W2 of 26-32-21 and SW4 of 23-32-21, Clark Co, Kansas, LESS RD R/W

Earnest Money: \$20,000.00 on day of sale, balance in Certified Funds on Day of Closing.

Title Insurance & Escrow Agent Closing Fee: 50% Buyer, 50% Seller; First American Title.

Taxes: 2024 and beyond to be paid for by the Seller. 2025 Taxes to be paid by the Buyer. **CRP**

Payments: 2024 CRP Payment remains with the Seller. **Minerals:** Pass with the land to the buyer.

Closing: On or Before November 8, 2024. **Possession:** Upon Closing. **Located:** From Protection, KS, go west 5 ½ miles on Hwy 160, then go North on County Rd 30 for 2 miles. The land begins in the NE corner of the intersection. **The land sale is not subject to financing or appraisal.**

Announcements made Day of Sale take precedence over any Internet, faxed, digital, or printed materials.



This 473+/- acre tract lies in the southeastern portion of Clark County, KS. Most tillable acres are enrolled into CRP and are Carey Silt Loams and Classes 2 and 3, with 0-15% slopes. The land has rolling topography with terraces. The grass cover makes a great upland bird habitat and is great for hunting. The buyer must comply with all CRP rules and regulations.

CRP Contract # 11141

Acres Enrolled: 439.91

Contract Period: 10-1-2021 to 9-30-2031

Rental Rate per Acre: \$34.80

Annual Payment: \$15,308.00



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