

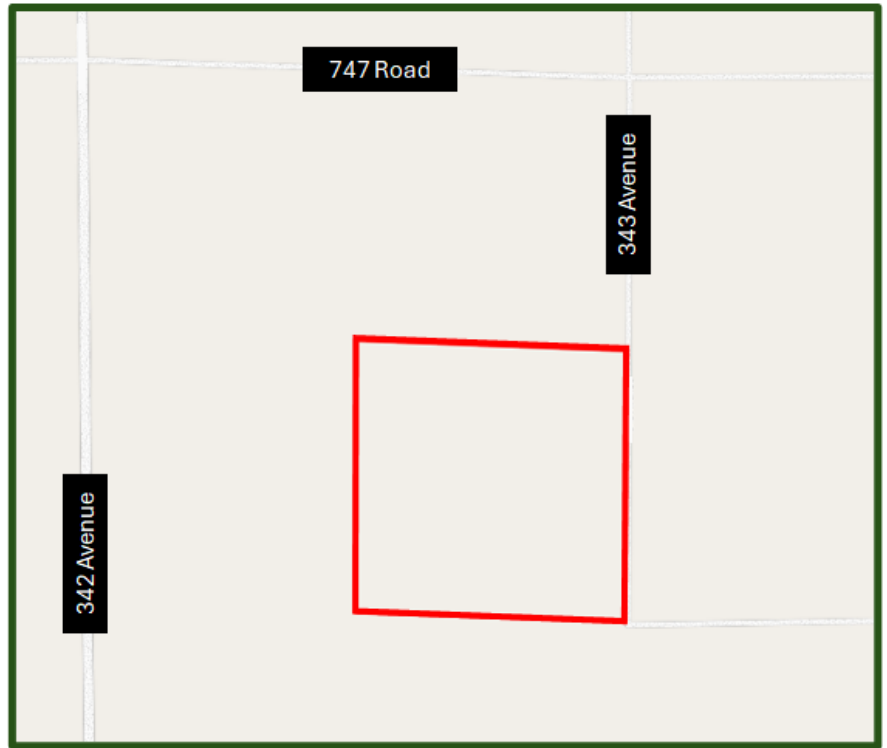
LAND FOR SALE

Owner: Tara Morrell / Troy Engel

CHASE COUNTY

160.75 ACRES - SE 1/4 Section 19-8-36

153.89 Tillable Acres - 2023 Real Estate Taxes \$3,953.36



FSA BASE:

The present FSA base acres are 138.3 acres corn with a 162 bushel yield.

CROPLAND ACRES:

Irrigated: 134.79 Acres - Dryland: 19.1 Acres - CRP: 6.3 Acres

TERMS: 10% paid on day of sale. Balance at closing.

POSSESSION: Full possession March 1, 2025.

TAXES: 2024 and all prior taxes will be paid by the sellers.

SALE APPROVAL: Seller reserves the right to accept or reject all bids.

2024 INCOME Seller will receive all 2024 income.

All announcements day of sale take precedence over printed material. The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. The prospective buyer shall verify all information contained herein.

Call The Austin Company for information!



The Austin Company, Inc.

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