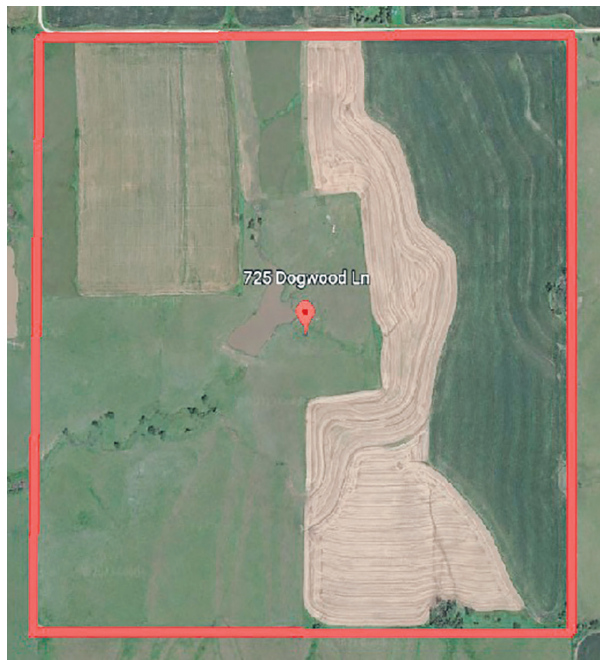


# MARSHALL COUNTY LAND AUCTION

## THURSDAY, MARCH 9, 2023 \* 6:00 PM

**AUCTION LOCATION:** Blue Rapids Community Center, 4 Public Square, BLUE RAPIDS, KANSAS

**PROPERTY ADDRESS:** 725 Dogwood Ln, BLUE RAPIDS, KANSAS



**DESCRIPTION:** This mixed use property with 157+/- acres (S31-T05-R07) offers a great opportunity for someone to diversify their current operation. With approximately 88 acres of dryland crop ground and 67 acres of native grass it offers utility to any kind of producer. The soil types are primarily Wymore silty loam, Pawnee clay loam and Clime-Sogn complex. In the middle of the property you will find a beautiful pond, there to support the livestock side of things.

**Call Brice  
for a  
personal  
showing!**

**785-410-7095**



## SELLER: MILO KRATOCHVIL FAMILY

**REAL ESTATE TERMS:** Property sells AS IS, WHERE IS. 10% non-refundable down payment is required day of sale by check. Buyer must be able to close on or before April 24, 2023. Buyer needs bank letter of loan approval or funds verification. Cost of Owners Title Policy to be split equally between Buyer and Seller. Buyers are responsible for understanding all zoning, building & other regulations associated with the property prior to the day of auction. All announcements day of sale take precedence over written materials. Crossroads Real Estate & Auction LLC is representing the Seller.

**Check us out on Facebook & Online for more info!**  
**[www.kscrossroads.com](http://www.kscrossroads.com) • [www.facebook.com/KScrossroadsauctions](http://www.facebook.com/KScrossroadsauctions)**

**Auction Services  
Provided by:**



**ANDREW SYLVESTER, Auctioneer, 785-456-4352**  
**BILL DISBERGER, Auction Coordinator, 620-921-5642**  
**TERRI HOLLENBECK, Broker/Owner, 785-223-2947**

**OFFICE LOCATION:** 15610 W. Clary Circle, WAMEGO, KS • 785-539-2732



**Scan Me**



**Listing Broker, BRICE EBERT,**  
**Resource Real Estate Group,**  
**785-410-7095**

**[www.resourceks.com](http://www.resourceks.com)**