



Land Lease Auction

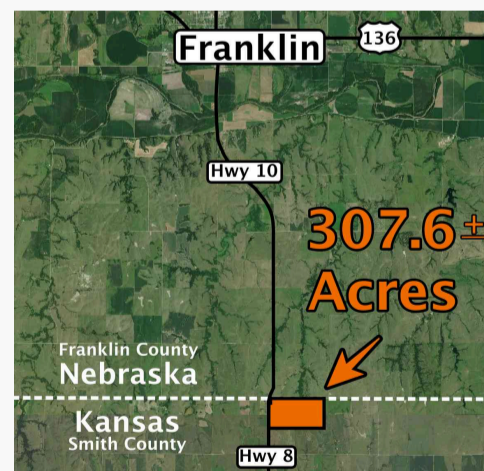
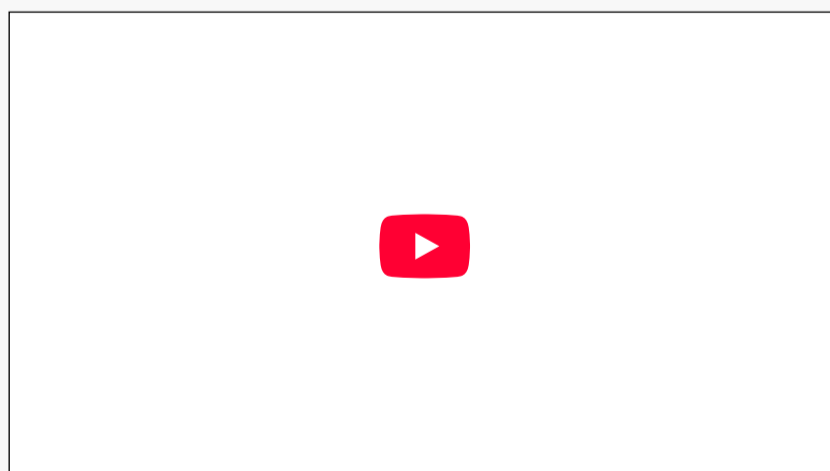
307.6 Acres \pm - Smith County, KS

Online-Only Auction

Bidding Opens January 11
Bidding Closes January 18

Levin Farms, Inc.

Register & Bid



BIDDER REGISTRATION:

Bidders must register and be approved by the auction company prior to the auction closing date. We recommend registering no later than 48 hrs. in advance of the January 18th auction close.

Register by completing the bidder certification form (provided by the auction co.) and submitting it to Miles Marshall at miles@marshallauction.com or at physical office: 2033 Central Avenue, Kearney, NE. Office ph. 308-234-6266

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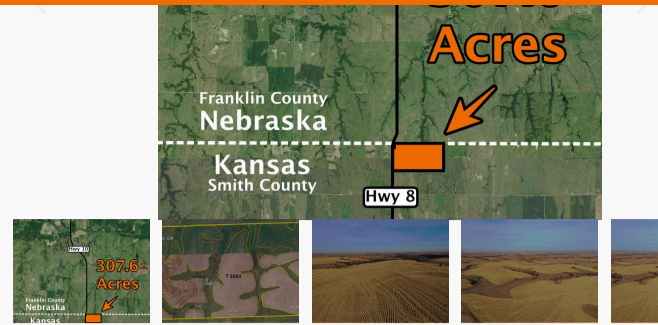
Land Location: From Franklin, NE., 6 miles south on Highway 10 to the Nebraska/Kansas state line. The land lays on the south side of the state line next to Kansas Highway 8



The Land: 307.6 Acres, more or less, according to Smith County records. Approx. 217.2 acres of non-irrigated cropland, the remainder mostly grassland. Includes a cased livestock well (not operable) and a large dam. Access from KS Highway 8 and also from 10 Rd.

Farm Service Agency: Wheat base – 65.24 Acres with 43 bu. PLC yield, Grain sorghum base – 26.29 Acres with 113 bu. PLC yield, Soybean base – 35.21 Acres with 44 bu. PLC yield, Corn base – 14.48 Acres with 124 bu. PLC yield, Oats base – .6 Acre with 40 bu. PLC yield

Lease: 3 year cash lease. 2022 rent paid one-half upon signing of the lease agreement on January 18, 2022, upon conclusion of the online auction. Second half of 2022 rent due July 18th. Subsequent years rent due one-half January 1st and one-half July 1st.



Marshall Land Brokers & Auctioneers
PO Box 261
2033 Central Ave,
Kearney, NE 68847

(308) 234-6266

