

# Absolute Brown County, KS LAND AUCTION

Featuring 240 Acres ±, Offered in 2 Tracts,  
Productive Cropland, Pasture, and Hunting

**Friday, March 22, 2024 at 10:35 am**

**Auction Location: Horton Blue Building,  
716 First Ave. West, Horton, KS, 66439**

## **Tract 1 - 160 Acres ±**

**Location: From Hiawatha KS,** South on State Hwy 73 and 59 towards Horton to 150<sup>th</sup> St, West on 150<sup>th</sup> St. approximately 5-1/4 miles on combination gravel and dirt road. North side of road. Watch for signs. Or **from Horton Golden Eagle Casino,** North on Goldfinch Road 4 miles to 150<sup>th</sup> St., then East on 150<sup>th</sup> St. on dirt road ¼ mile, North Side. Watch for signs.



Featuring 160 acres +/- with approximately 83.03 tillable acres according to USDA Farm Service Agency with some open timber, one pond for livestock watering. There is some diversion terracing with expansion for more tillable acres if so desired. There was 83.08 in corn production in 2023, with good farming practices. Some cross fencing for livestock rotation with excellent potential for deer, turkey, and small game hunting.



## **Tract 2 - 80 ACRES ±**

**Location: From Tract 1,** go back to Goldfinch Road and go South to Golden Eagle Casino at the intersection with State Hwy 20. Go West on State Hwy 20 approximately 3 miles to Dewberry Road, then North 0.2 miles, East side of road. Watch for auction signs. **Or From State Hwy 75,**

go South from Sac & Fox Casino 2 miles to Blacktop 20, then East approximately 2 miles to Dewberry Road, then North. Watch for auction signs.

Featuring 80 +/- gently rolling farm ground is in open pasture at present with 39.17 cropland acres according to USDA Farm Services Agency which has remained idle. There is one smaller pond located in center of property with some mature timber. Excellent for deer, turkey, and small game hunting. This property would also make a potential homesite or housing development close to Horton, KS, just off Blacktop 20.

***If looking to expand your farming operation, make plans to attend this auction for land in this area seldom comes up for sale by public auction. Nestled in the historical Kickapoo Indian Reservation area.***

**TERMS:** 10% Down Payment Per Tract of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title with balance is due at closing on or before 30 days. Each tract will be sold individually and will not be offered together in any combination. Full possession to prepare for 2024 crop production will be given upon receipt of 10% down payment. Escrow to be held at Euler Law Offices, LLC, Troy, KS. Property is being sold as is, where is. Statements made at time of auction take precedence over any advertising in print or online, printed documents, or previous statements. YAC, INC d.b.a. Younger Auction Company and its representatives are acting as exclusive agents of the sellers.

## **The Robert and Geraldine Schuetz Farm**



**Mark Younger, Auctioneer**

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