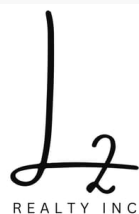
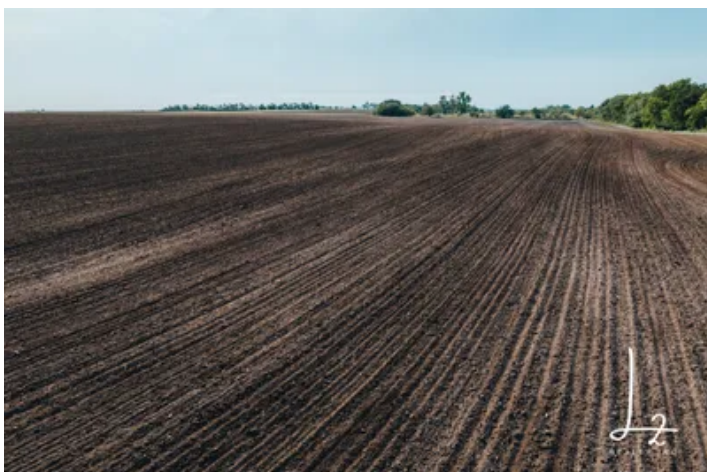


**Kansas Farmland Auction – 117.5+/- Acres of Prime
Agricultural Land Near Inman & McPherson, KS**
00000 Cherokee Rd
Inman, KS 67546

\$399,999
117.500± Acres
McPherson County



Kansas Farmland Auction – 117.5+/- Acres of Prime Agricultural Land Near Inman & McPherson, KS
Inman, KS / McPherson County

SUMMARY

Address

00000 Cherokee Rd

City, State Zip

Inman, KS 67546

County

McPherson County

Type

Undeveloped Land

Latitude / Longitude

38.237076 / -97.721191

Acreage

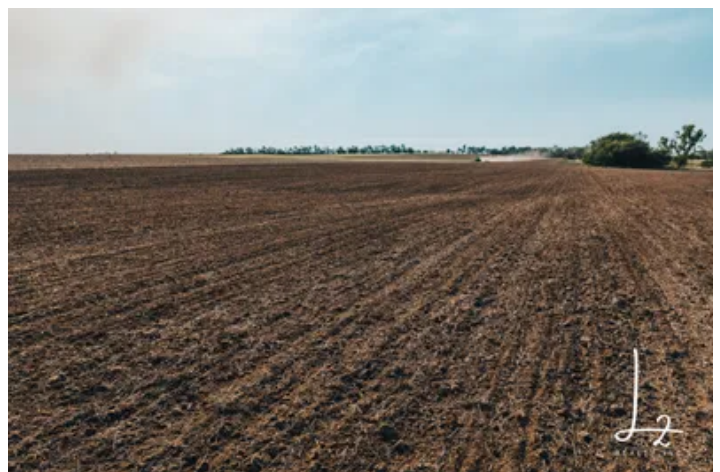
117.500

Price

\$399,999

Property Website

<https://l2realtyinc.com/property/kansas-farmland-auction-117-5-acres-of-prime-agricultural-land-near-inman-mcpherson-ks-mcpherson-kansas/65254/>



Kansas Farmland Auction – 117.5+/- Acres of Prime Agricultural Land Near Inman & McPherson, KS Inman, KS / McPherson County

PROPERTY DESCRIPTION

Kansas Farmland Auction – 117.5+/- Acres of Prime Agricultural Land Near Inman & McPherson, KS

LIVE AND ONLINE AUCTION

Offered in 2 tracts

Tract 1 40+/- acres

Location: 2 miles east of Inman, Kansas on Cherokee Rd at intersection Cherokee Rd and 11th Ave.

Legal Description: S11, T21, R04, ACRES 7.3, CA SE/C SE4 TH W471' FOR POB TH W512.8' NWLY457.2' NELY202.3' ELY210.6' SLY85.2' E318.1' S534.5' TO POB LESS ROW.

S11, T21, R04, ACRES 32.7, CA SE/C SE4 FOR POB TH W429.2' N535.9' NELY106.3' N394.3' NELY196.3' W400.9' N775.4' NWLY328' N406.9' E817.6' S2647.6' TO POB LESS ROW.

2023 Taxes: \$501.96

Tract 2 77.5+/- acres

Location: 2 miles west of McPherson, Kansas, just a mile south of HWY 56 on 9th Ave. Tract 2 will be on the East side of the Road.

Legal Description: S34, T19, R04, ACRES 77.5, S2 SW4 LESS ROW.

2023 Taxes: \$1084.39

Both properties offer excellent accessibility and are strategically located near key grain elevators, maximizing convenience for agricultural operations and grain transport. Tenants have rights to 2024 planted wheat and shall harvest said crop in 2025.

Soil & Land Quality: These properties feature highly productive **Class 2 soils**, ideal for farming and crop production, including:

- **Crete silt loam** with 1-3% slopes
- **Crete silty clay loam** with 1-3% slopes
- **Ladysmith silty clay loam** with 0-1% slopes

The land's gentle slopes and fertile soil make it perfect for maximizing crop yields and long-term sustainable farming.

Why Invest in Kansas Farmland Now?

1. **Real Estate Investing for Long-Term Gains:** Investing in farmland provides a stable, tangible asset that tends to appreciate over time. As a key component in food production, farmland is an asset with intrinsic value. By purchasing agricultural land, you are securing a physical asset that can produce consistent revenue through crop production or leasing.
2. **Premium Location Near Grain Elevators:** These properties are perfectly positioned for efficient farming operations, with close proximity to grain elevators in both Inman and McPherson. This strategic location allows for reduced transportation costs and quicker turnaround times during harvest seasons.

Key Features:

- **117.5+/- acres** of premium Kansas farmland
- Fertile **Class 2 soils**, ideal for crop production



- Excellent road access and proximity to **HWY 56 and Cherokee Rd.**
- Located near key **grain elevators** for convenience and efficiency

Auction Details:

Date: November 13, 2024

Location: Inman Community Building - 406 E Center, Inman Ks, 67546

Time: Online bidding opens at 10am on 11/12/2024 and live auction will begin at 6pm on 11/13/2024

For more information or to schedule a tour, contact Aaron Fast at [620-747-0414](tel:620-747-0414) or email afast@L2realtyinc.com

Auction Terms:

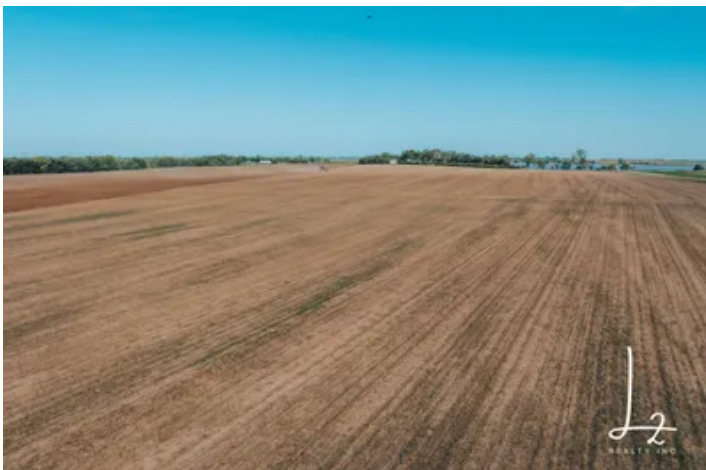
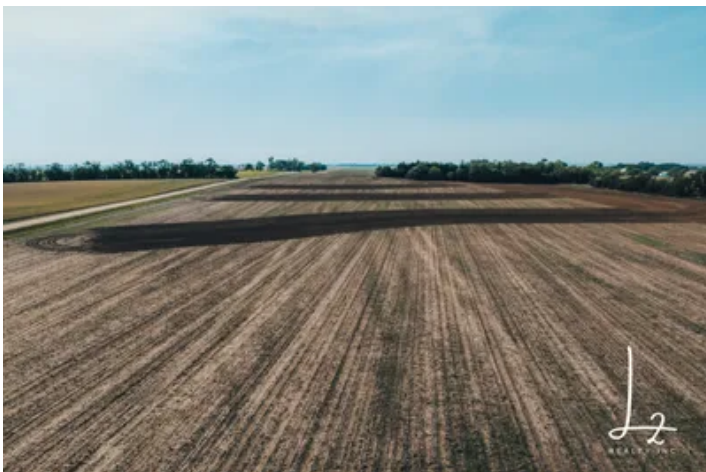
ONLINE & LIVE. Online bidding will open at 10 am on 11/12/2024 and the live auction will begin at 6 pm on 11/13/2024 at the Inman Community Building located at 406 E. Center, Inman KS, 67546. Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.

There will be a 10% buyers premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between seller and buyer.

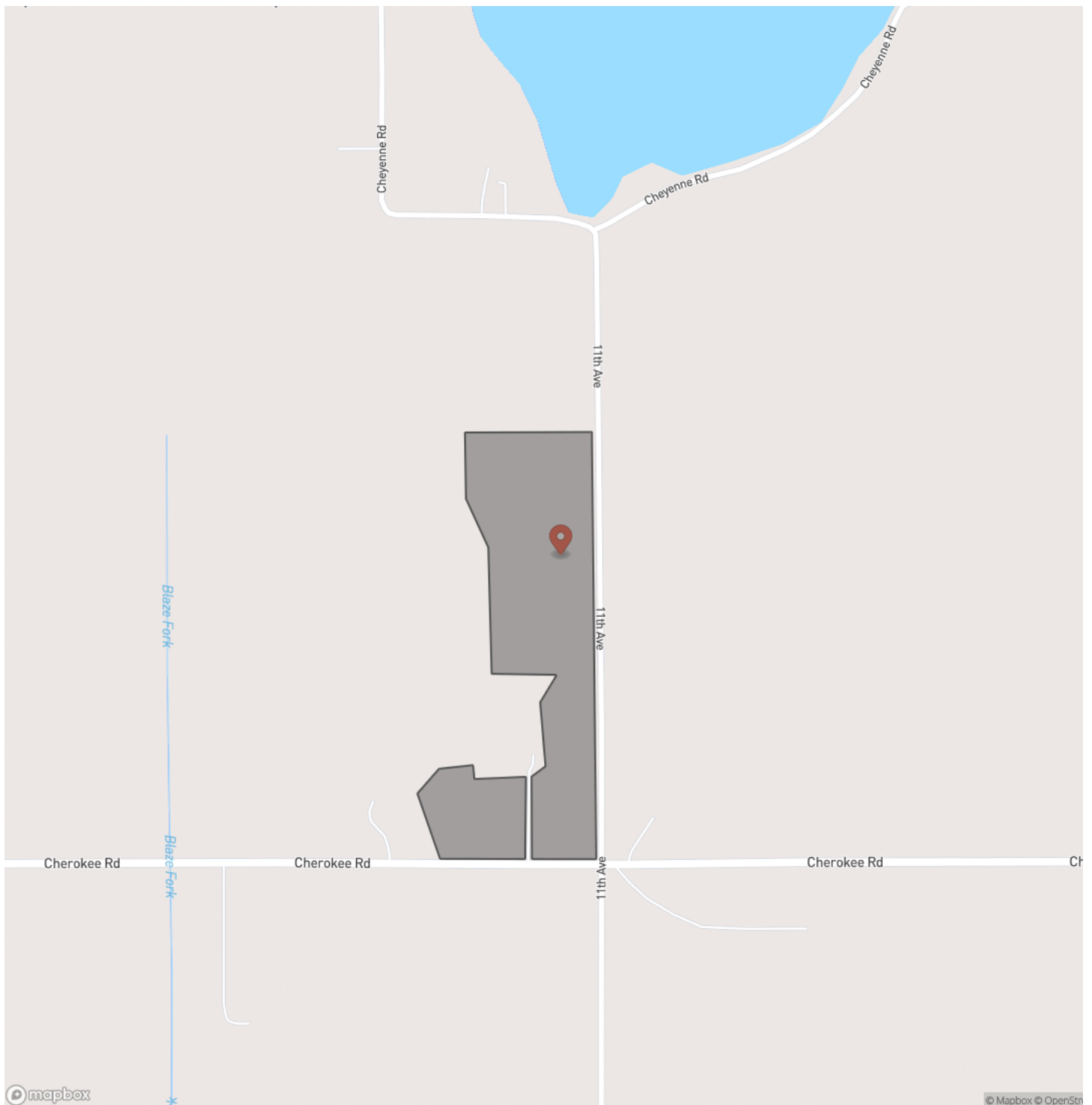
- The property is selling subject to seller confirmation.
- Bids submitted shall be "firm bids" available for sellers acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.
- Final sales price will be calculated by total tract acreage times the final bid plus buyer's premium.
- Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to **Security 1st Title in McPherson, Ks** within five 5 days of notification and acceptance. Remaining balance due at the time of closing.
- Closing of the sale bid purchase will be conducted on or before 12/13/2024 at where time seller shall deliver possession.
- Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included.
- Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only.
- Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties.
- All terms announced the day of the auction take precedence over any other advertising.



Kansas Farmland Auction – 117.5+/- Acres of Prime Agricultural Land Near Inman & McPherson, KS
Inman, KS / McPherson County

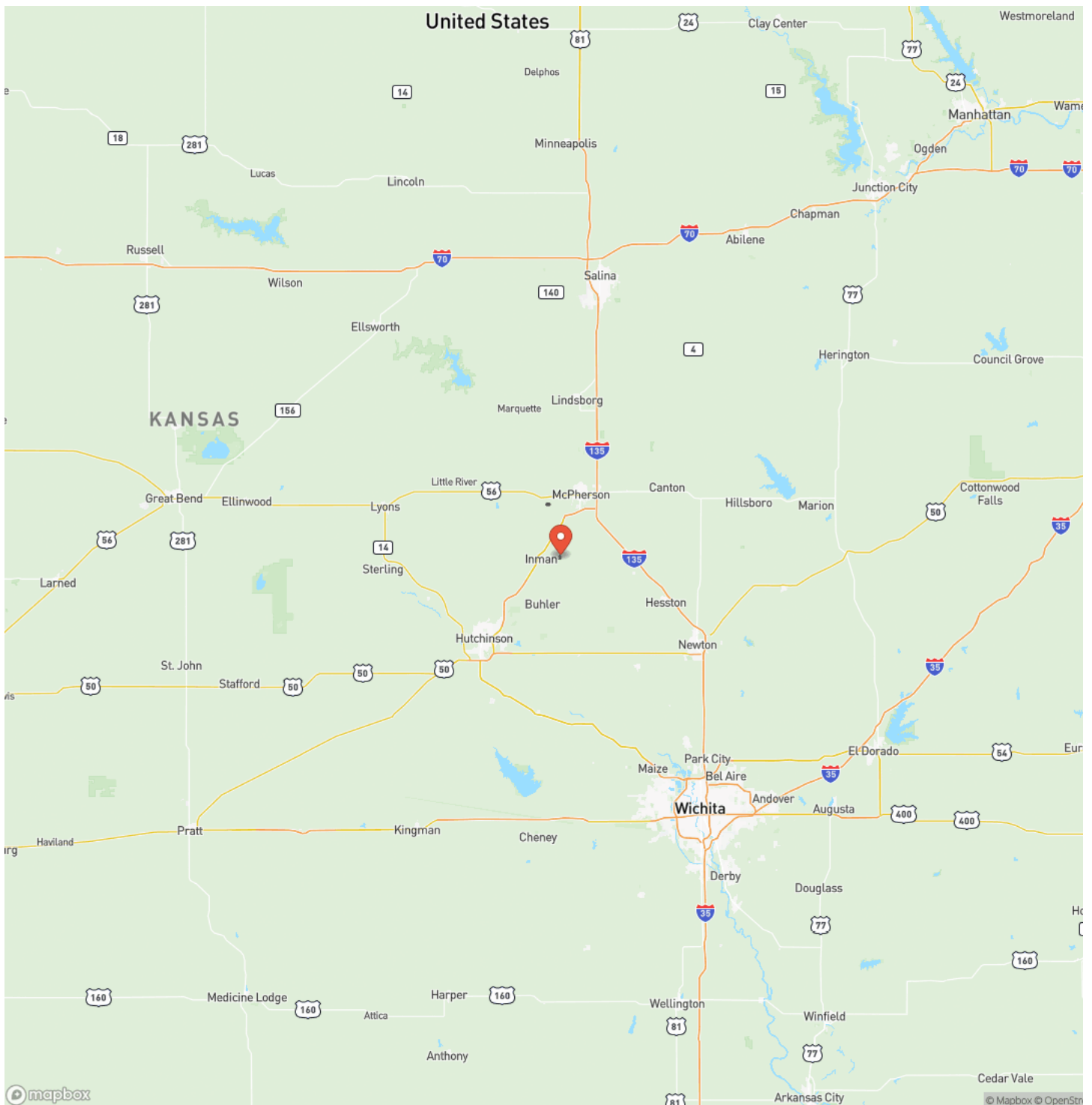


Locator Map



Kansas Farmland Auction – 117.5+/- Acres of Prime Agricultural Land Near Inman & McPherson, KS
Inman, KS / McPherson County

Locator Map



Satellite Map



**Kansas Farmland Auction – 117.5+/- Acres of Prime Agricultural Land Near Inman & McPherson, KS
Inman, KS / McPherson County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Aaron Fast

Mobile

(620) 747-0414

Email

afast@L2realtyinc.com

Address

City / State / Zip

Walton, KS 67301

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

L2realtyinc.com

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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