

CULTIVATION

PRODUCING MINERALS

GRASSLAND/CRP



AUCTION



For: The Heirs of Edward "Eddie" & Hilda Rein Monday, October 25, 2021 640 acres More or Less Ness County, KS

AUCTION LOCATION: American Legion, 220 N. Austin Street, Bazine, KS **TIME:** 10:00AM

LAND LOCATION:

From Hwy 96 in Bazine, Drive South on DD Road 5 miles to 80 Road, then East 1 to the Northwest Corner of the Section.

TRACT #1 LEGAL DESCRIPTION:

The West Half (W/2) of Section Twenty-nine (29), Township Nineteen (19) South, Range Twenty-one (21) West of the 6th P.M. Ness County, KS

F.S.A. INFORMATION:

200.82 approx. Acres Cultivation
116.25 approx. Acres Grassland & Lease Roads

GENERAL INFORMATION:

This productive tract of cultivation is primarily Harney Silt Loams with 1-3% Slopes. It is terraced where needed and has been farmed with excellent farm practices by the current tenants. The grassland has been maintained and has a developed water source with a submersible pump on electric. There is also a spring fed pond.

TRACT #2 LEGAL DESCRIPTION:

The Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Nineteen (19) South, Range Twenty-one (21) West of the 6th P.M. Ness County, KS; including all mineral rights; LESS a tract in the Northeast corner containing a farmstead and CRP, surface right only (survey to be provided)

F.S.A. INFORMATION:

141.22 approx. Acres Cultivation
1.75 approx. Acres Unfenced Grassland

GENERAL INFORMATION:

This productive tract of cultivation is primarily Harney Silt Loams with 1-3% Slopes.

TRACT #3 LEGAL DESCRIPTION:

The Northeast Quarter (NE/4) of Section Twenty-nine (29), Township Nineteen (19) South, Range Twenty-one (21) West of the 6th P.M. Ness County, KS; Including, a tract in the Northeast Corner of the SE/4 of said Section containing a farmstead and CRP. Surface right only (survey to be provided)

F.S.A. INFORMATION:

157.56 approx. Acres Fenced Grassland
15.43 approx. Acres Old Farmstead and Unfenced Grassland

GENERAL INFORMATION:

This tract is a nice tract of grassland with a good fence on the North boundary, developed water from the old farmstead and a spring fed pond in the center. With the addition of the farm site, this could make a nice new home location.

TAXES:

Taxes for 2020 were based upon the entire tract for \$3,560.12. Sellers to pay for 2021 and prior taxes. Buyers to be responsible for 2022 and future taxes. An estimated breakdown will be made available by sale day.

MINERALS:

All Sellers' interest to be conveyed to the property. **Tract #1:** There are currently 2 producing wells 1174 bbls 2020; 1539 bbls 2019; 2110 bbls 2018; 2382 bbls 2017. The Seller's interest being .0625 will convey. Saltwater Disposal to also transfer with Tract #1. **Tract #2:** There is 1 producing well 382 bbls 2020; 392 bbls 2019; 375 bbls 2018; 364 bbls 2017. The effective date of transfer will be January 1, 2022.

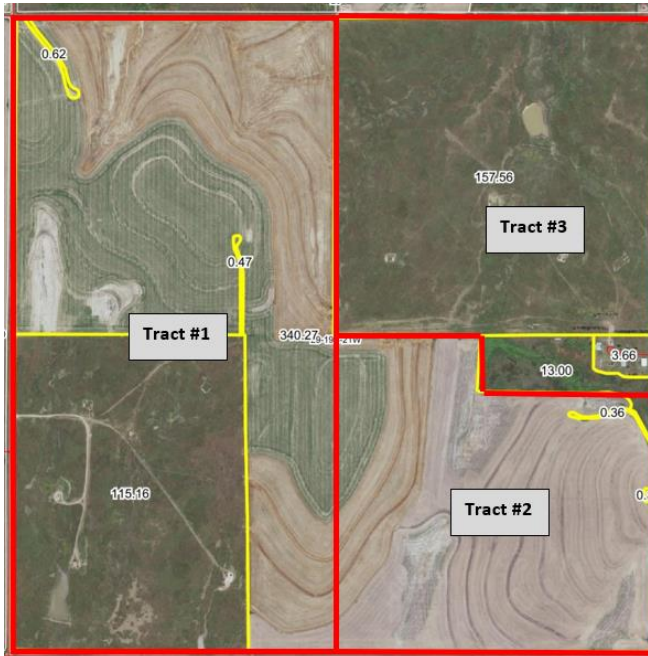
GOVERNMENT PROGRAMS:

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. The cultivation is in the PLC program.

Base Acres Entire Tract	PLC Yield
Wheat 135 Acres	42
Grain Sorghum 102.60 Acres	83

POSSESSION:

Sellers to retain their 1/3 share of the 2021 milo crop and possession will be at the completion of said harvest. On planted wheat acres, to be after the 2022 wheat harvest with the buyer's 1/3 share delivered to an elevator in the buyer's name and buyer being responsible for their 1/3 share of additional fertilizer and/or fungicide and crop ins. Premiums. Idle wheat stubble acres to be at closing with buyer reimbursing tenant for cost of chemical application for burndown. Fenced grass acres to be January 1, 2022. Possession on CRP acres will be on 10/1/2022 with the sellers retaining the 10/1/2021 thru 9/30/2022 CRP payment. Possession on the fenced grassland and farm site including the buildings will be January 1, 2022. Tenants further reserve personal property to include creep feeders, electric fence charger and the electric fence wire around the farm site, as well as any and all personal property in the shed and farmyard.



Live Internet bidding available.
Call for Details.

TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 29, 2021, or as soon as title requirement, if any can be corrected. Every effort will be made to honor said original closing date set forth in this contract. However, due to circumstances beyond Farmland Auction & Realty Co. Inc's control, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents can be arranged. Sale is not contingent on purchaser obtaining financing. Financing, if necessary, needs to be approved prior to the auction. The seller agrees to convey said property by a good and sufficient Deed to the purchaser, subject to easements restrictions, roads, rights-of-way, leases, reservations, and county zoning regulations of record. Said deed shall be delivered to the purchaser at the time of settlement. Seller(s) to furnish and pay for title insurance showing merchantable title in the Seller. Title Insurance is being prepared by Ness County Abstract & Title, LLC. These tracts are being sold by U.S. Government Survey, except for the partial tract described in TRACT #2 & #3. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

Agency Disclosure: Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.

Farmland Auction & Realty Co., Inc

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