

CULTIVATION

PRODUCING MINERALS

GRASSLAND



AUCTION

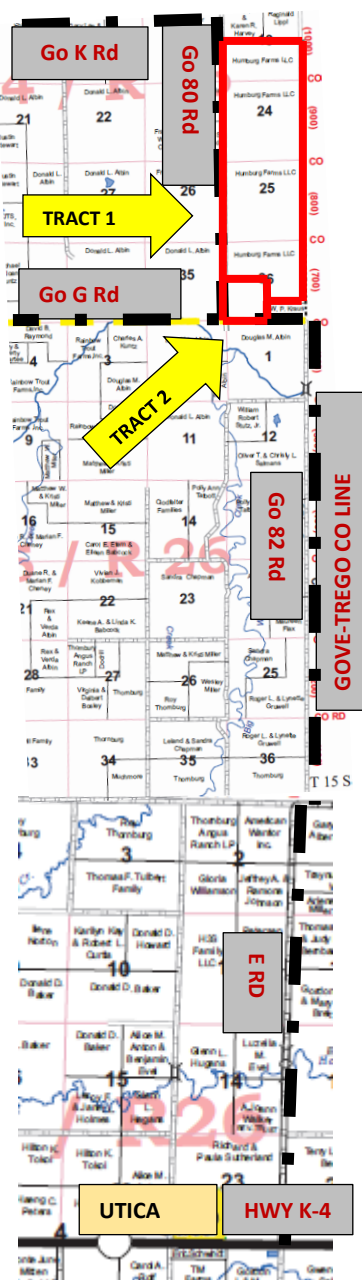
For: Humburg Farms, LLC

Friday, April 14, 2023

2,120 +/- Acres Gove County, KS



AUCTION LOCATION:	920 Lincoln Bldg 920 Lincoln St., Quinter, KS	TIME: 10:00AM	LIVE INTERNET & PHONE BIDDING AVAILABLE
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Land Location: From I-70 Exit 107 Quinter, KS: 15 mi S on Castle Rock Rd to Go K Rd, 4 mi E to Go 80 Rd, 1/2 mi S to NW corner of property
From Utica, KS: 1/2 mi East on K-4 Hwy to E Road, 9 miles North to Southeast corner of property

Tract 1: S/2 Section 13-14-26, All of Section 24-14-26, All of Section 25-14-26, N/2 and the N/2 of the SE/4 of 36-14-26, Gove, County, Kansas

F.S.A. Information: 715.89 Acres Cultivation, 1248.95 Acres Grassland. Cultivated acres are an estimate per Surety Mapping System.

General Information: This Ranch has been in the Humburg family for three generations. It has been well managed and taken care of. The cult. is prod. with good soils and terraced where needed. The grassland has good prod. native grasses. The fences are average and well maintained. Recently there has been a water line put in that distributes water from the south end to the northern end of the grassland. At the time of pipeline construction 10 water tanks, 1-3,000 gal. holding tank, 4 hydrants, and all the hardware and cattle panels to make this project very easy to use were installed. The current water source is from the neighbor to the south. There is also a windmill on the east side of the property that hasn't recently been used.

Producing Minerals Tract 1: 100% of Sellers interest to be conveyed. To the seller's knowledge, all minerals are intact. There is 1 producing well with annual production of 305 bbls in 2021; 163 bbls in 2020; 154 bbls in 2019; and 325 bbls in 2018. The Sellers 0.125 RI to transfer to the Buyer on the 1st of the month immediately following closing.

Tract 2: SW/4 36-14-26, Gove County, Kansas.

F.S.A. Information: Approx. 151.03 Acres Cultivation; Approx. 1.53 Acres Grass. Cultivated Acres are an estimate per Surety Mapping System.

General Information: This is an extremely nice tract of prod. Cult. and terraced where needed. The prod. soils are 54% Keith silt loam with 0-1% slopes and approx. 45% Class III Ulysses silt loam with 1-3% slopes. Access could not be better with Go 80 Rd on the west and Go G Rd on the south.

Possession: Poss. on Tract 1 will be upon closing on the grassland, approx. 255 acres of milo stalks, and approx. 227.24 acres of 2022 wheat stubble. Poss. will be after the 2023 wheat harvest on approx. 239 acres planted to wheat on Tract 1 and approx. 151.04 acres planted wheat acres on Tract 2. These acres will

be harvested and land owners/Purchasers 1/3 share be delivered to the elevator in Purchaser's name, with landowner/Purchaser being responsible for their 1/3 share of any future costs related to the crop including fungicide and preemergence (Rave) if needed, as well as their 1/3 share of the Federal Crop Ins. Currently with 2K Crop Co., PO Box 88, Dighton, KS

Taxes: Seller to pay 2022 and prior taxes. 2023 taxes to be prorated to date of closing based on 2022 taxes. Total 2022 Taxes for Tract 1 and Tract 2 were \$11,903.26. Oil Tax on Tract 1 for 2022 was \$193.90.

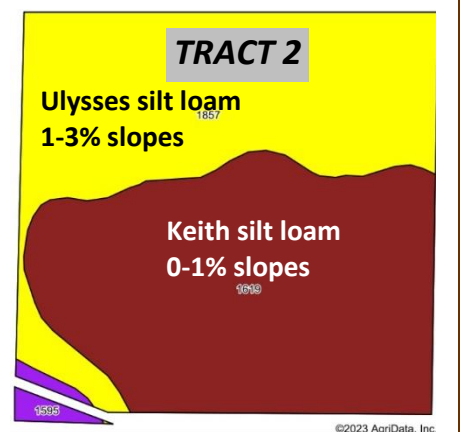
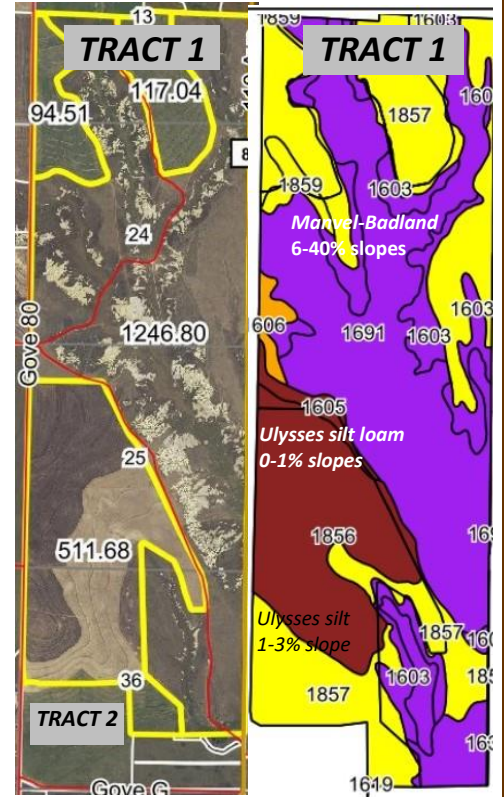
Government Programs: Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. The farm is in the ARC program.

Tract 1	Base Acres	PLC Yield
Wheat	667.30	36 bu
G.S.	173.16	48 bu

PLEASE VISIT WEBSITE FOR DRONE FOOTAGE AND ADDITIONAL PICTURES

Terms: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before May 24, 2023, or as soon as title requirement, if any can be corrected. 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 Company. This tract is being sold by U.S. Government Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser. Sellers will provide a survey to determine the north and east boundary lines of Tract 2 if Purchaser of Tract 2 is different than on Tract 1.

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.



Roger Legleiter
 Licensed R/E Sales & Auctioneer
 1390 E. 8th, Unit A Hays, KS 67601
 E-mail: farmland@farmlandauction.com

Jason Pfeifer
 Broker & Auctioneer
 (785) 628-2851

Kalli Pfeifer
 Licensed R/E Sales
 Toll Free: 1-888-671-2851



Web: www.farmlandauction.com