

Tract 1: \$223,000.00

Tract 2: \$180,000.00

Tract 3: \$207,000.00

CULTIVATION



GRASSLAND



AUCTION

FOR: EDDIE AND THE "LATE" LEEROY SCHUCKMAN

MONDAY, MARCH 1ST, 2021

480 ACRES MORE OR LESS NESS CO., KS

AUCTION LOCATION: VFW 516 Vermont Ave., Ransom, KS

TIME: 10:00 a.m. CST

Land Location

From the Junction of HWY's 147 & 4, near Brownell, KS go West 6 miles to V Road, then go 3 miles South to 230 Road, then ½ Mi. East to SWC of Tr. 1
From the Junction of HWY's 283 & 4, near Ransom, KS go South 3 miles to 230 Road then go 3½ mile East to SWC of Tr. 1

Tract 1 - Legal Description

The Southeast Quarter (SE/4) of Section Two (2), Township Seventeen (17) South, Range Twenty- three (23) West of the 6th P.M., Ness County, Kansas.

F.S.A. Information

156.17 Acres Cultivation (planted to wheat)

General Info

This is a nice, cultivated tract of land that has a majority of Class II Harney silt loam, with 0 - 3 % slopes. This property is terraced, and the access is good with maintained gravel county roads on the south and east sides and is located only three miles from Hwy's 283 and 4.

Tract 2 - Legal Description

The Northeast Quarter (NE/4) of Section Two (2), Township Seventeen (17) South, Range Twenty- three (23) West of the 6th P.M., Ness County, Kansas.

F.S.A. Information

62.67 Acres Cultivation (approx. 56.34 planted to wheat)

95.69 Acres Grassland

General Info

This is also a nice well-balanced tract having both grass and cultivation. The cultivation has good productive soils that are terraced. The grassland is good, clean, native grass, which is watered by an earth dam, as well as a spring fed pond. The fences are average and again, the access is good to this grass. The trees on this tract provide excellent winter protection.

Tract 3 - Legal Description

The Northwest Quarter (NW/4) of Section One (1), Township Seventeen (17) South, Range Twenty-three (23) West of the 6th P.M., Ness County, Kansas.

F.S.A. Information

80.18 Acres Cultivation

78.36 Acres Grassland

General Info

This tract is approximately one-half grass and one-half cultivation. The cultivation is terraced with good productive soils, Class II Harney silt loam and Uly silt loam, both with 1-3% slopes and produce excellent crops. The grassland has good bottom grasses, along with an older barn and solar powered water well. The fences are average, and the cattle currently can access tract 2 by going under the county road bridge.

Taxes

Seller to pay 2020 and prior taxes. Purchaser to pay 2021 and future taxes.

Taxes for 2020 were: Tr. 1 \$1,093.66, Tr 2. \$704.88, and Tr 3. \$868.66

Minerals

All Sellers interest to be conveyed to Purchaser. To Sellers knowledge 100% of the minerals are intact.

Government Programs

Purchaser to stay in compliance with all US Government programs the property is currently enrolled in. Government payments to follow current F.S.A. guidelines.

Terms

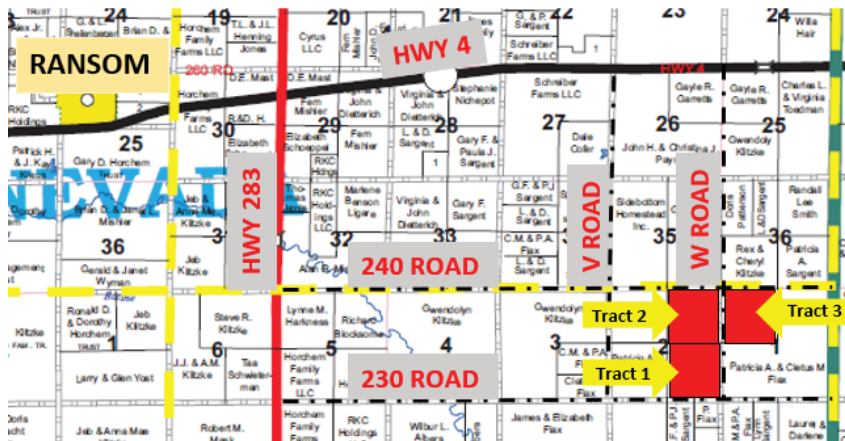
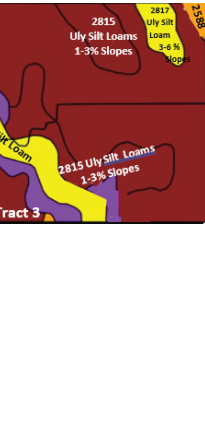
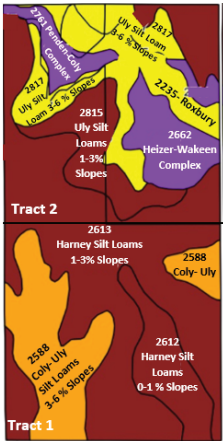
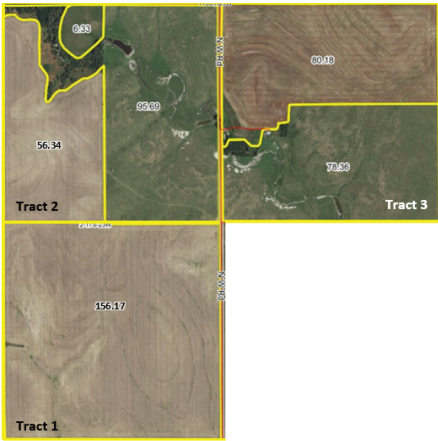
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before April 1st, 2021 or as soon as title requirements, if any, can be corrected. Due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, concerning the Novel Coronavirus (COVID 19), all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. Every effort will be made to honor said original closing date set forth in this contract. 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, right-of-ways, 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 title insurance showing merchantable title in Seller. This tract is being sold by U.S. Government survey. If the Purchaser feels an additional survey is needed, the cost shall be the responsibility of the Purchaser.

Possession

Possession will be at closing on the idle acres and the grassland, with the tenant reserving all personal property. Possession on the planted wheat acres will be after the 2021 wheat harvest, with Tenant paying \$30/acre cash rent to the Purchaser on the planted acres.

Tract 1	Base Acres	PLC Yield	Program	Tract 2	Base Acres	PLC Yield	Program	Tract 3	Base Acres	PLC Yield	Program
Wheat- 38.41	32 bu.	PLC		Wheat- 15.41	32 bu.	PLC		Wheat- 19.72	32 bu.	PLC	
Corn- 13.45	85 bu.	PLC		Corn- 5.40	85 bu.	PLC		Corn- 6.91	85 bu.	PLC	
G. S.- 18.47	47 bu.	PLC		G. S.- 19.45	47bu.	PLC		G. S.- 24.88	47 bu.	PLC	

Live internet bidding available. Call for details.



Agency Disclosure: Farmland Auction & Realty Co., Inc. is the agent of the seller. If the purchaser desires representation, legal counsel is advised. Announcements made day of sale shall take precedence over printed material.



Farmland Auction & Realty Co., Inc.

1390 E. 8th, Unit A Hays, Kansas 67601

(785) 628-2851

Toll Free 1-888-671-2851

E-Mail: farmland@farmlandauction.com

Web: www.farmlandauction.com

