Sold For: \$135,000.00

Cultivation



**Producing Minerals** 





FOR: THE CONKRIGHT FAMILY

# FRIDAY, MARCH 23RD, 2018 160 ACRES MORE OR LESS NESS CO., KS

**AUCTION LOCATION:** Ransom VFW – 516 Vermont Ave, Ransom, KS 67572

TIME: 10:00 a.m.

#### Land Location

From the intersection of Hwy 283 and Hwy 4, go 9 Mi. West to J Rd. then ½ Mi. South to the NEC of the property.

## Legal Description - Tract I

Southeast Quarter (SE/4) of Section Twenty-Seven (27) Township Sixteen (16) South, Range Twenty-Five (25) West of the 6th P.M. Ness Co., Ks.

#### F.S.A. Information

75.35 Acres C.R.P. @ \$32.65/acre through 9/30/2027 60.82 Acres Cultivation 20.06 Acres Unfenced Grassland/Waterways

#### General Information

This nice tract offers excellent access with J. Rd on the East and 250th Rd on the South. There is a guaranteed income on the C.R.P. acres with a contract going through 9-30-2027. The cultivation is mostly Harney Silt Loam with 1-3% slopes, and is very productive. There is a windmill on the North end of the grassland that, in the past, furnished the water supply. It has not been used for several years. The producing oil well adds value as well as the hunting potential for both large game and upland bird hunting. This tract offers a wide variety of potential for producing income.



#### Taxes

Sellers to pay 2017 and prior taxes. Purchaser to pay 2018 and subsequent. Oil tax is to be prorated to June 30, 2018. 2017 real estate taxes were \$906.94 and the Oil Tax for 2017 was \$344.48.

## **Minerals**

All sellers' interest, decimal being 0.125, to be conveyed by purchaser with transfer date to be June 1st, 2018. There is presently 1 producing oil well. Total production in 2013=645bbls, 2014=821bbls, 2015=644bbls, 2016=808bbls, and through September 2017 it was approximately 640 bbls.

#### 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 26th, 2018 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

#### Possession

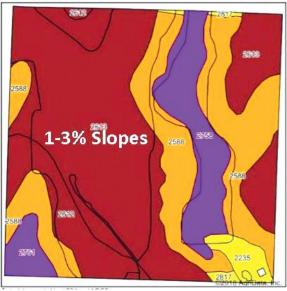
Immediate upon closing with purchaser to receive landowners 100% share of 2018 & future C.R.P. payments. Purchaser to pay Rod Giess \$1,000 for chemical & application costs.

### 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. This property is currently in the ARC program with its base acres being wheat-60.8 acres with the PLC Yield being 40bu.

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.



land Auction & Realty Co., |

1390 E. 8th, Unit A Hays, Kansas 67601 E-Mail: farmland@farmlandauction.com

(785) 628-2851 Toll Free 1-888-671-2851 Web: www.farmlandauction.com

