

SOLD: TRACT 1=\$150,000.00 TRACT 2=\$97,000.00 TRACT 3=\$204,000.00



# AUCTION



FOR: THE ZINK FAMILY

**THURSDAY, NOVEMBER 21ST, 2019**  
**400 ACRES MORE OR LESS**  
**PHILLIPS CO., KS**

**AUCTION LOCATION:** Huck Boyd Community Center, 860 Park St., Phillipsburg, KS 67661 **TIME: 10:00 a.m.**

### Land Location

From the intersection of Highway 183 and Highway 24 in Phillipsburg, Ks., go 11 miles South to West Cozy Cove Road, then West 2 Miles to the NEC of Tract 3, or ½ mile West and ¼ mile South to the NEC of Tracts 1 & 2.

### Tract 1 - Legal Description

South Half of the Northeast Quarter (S/2 of NE/4) and the North Half of the Southeast Quarter (N/2 of SE/4), of Section Twenty-six (26), Township Five (5) South, Range Eighteen (18) West of the 6th P.M., Phillips County, Kansas.

### F.S.A. Information

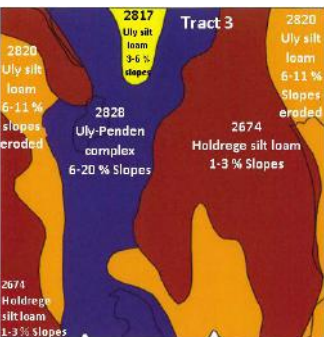
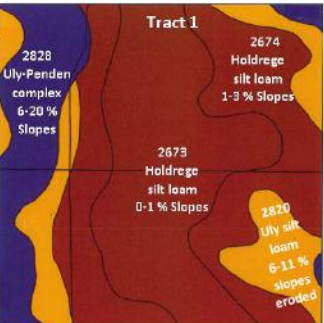
121.71 Acres Cultivation  
36.87 Acres Grassland

### General Info

This tract has approximately 105 acres of Holdrege silt loam soil with 0-1 percent slopes. The grass is watered by a pond.

### Tract 2 - Legal Description

South Half of the Southeast Quarter (S/2 of SE/4) of Section Twenty-six (26), Township Five (5) South, Range Eighteen (18) West of the 6th P.M., Phillips County, Kansas.



### F.S.A. Information

50.77 Acres Cultivation  
27.02 Acres Grassland

### General Info

This tract has approximately 36 acres of Holdrege silt loam with slopes of 0 to 3 percent. Grass is watered by a spring and windmill.

### Tract 3 - Legal Description

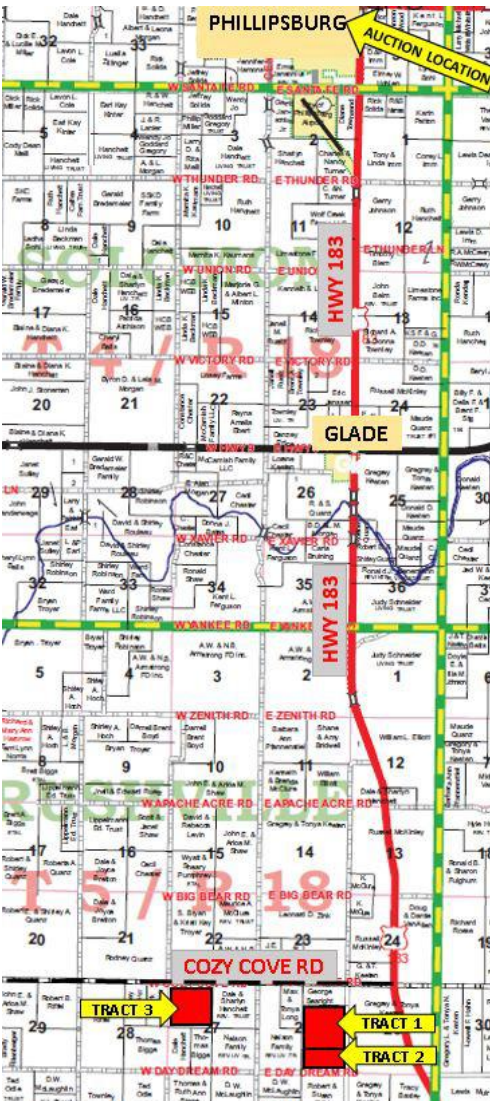
Northwest Quarter (NW/4) of Section Twenty-seven (27), Township Five (5) South, Range Eighteen (18) West of the 6th P.M., Phillips County, Kansas.

### F.S.A. Information

148.55 Acres Cultivation  
9.23 Acres Trees & Unfenced Grass

### General Info

There is approximately 71 acres of Holdrege silt loam soil with 1 to 3 percent slopes. The balance is Uly Complex. Access is provided by a well maintained county road on the North.



### Taxes

2019 and prior taxes to be paid by Seller, 2020 and future taxes to be paid by Purchaser.

### 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.

Tract 1 - Base Acres	PLC yield
Wheat- 53.3	35 bu.
G. S.- 12.9	57 bu.

Tract 2 - Base Acres	PLC yield
Wheat- 14.2	36 bu.
G. S.- 15	57 bu.

Tract 3 - Base Acres	PLC yield
Wheat- 41.4	36 bu.
G. S.- 43.6	57 bu.

### Minerals

All Seller's interest to be conveyed to the Purchaser.

### Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before December 23rd, 2019 or as soon as title requirements, 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, 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. These tracts are 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(S).

### Possession

Possession on the grassland and idle cultivation will be upon closing. Possession on the acres planted to wheat will be upon the completion of the 2020 harvest with 1/3 of the harvested wheat delivered to an elevator in Purchaser's name.

**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.

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