



AUCTION



FOR: G-F INC.

THURSDAY, MARCH 21, 2019

450 ACRES MORE OR LESS

NESS CO., KS

AUCTION LOCATION: Ness County Bank Building –102 W. Main St. Ness City KS **TIME: 10:00 a.m.**

Land Location

- From the intersection of R Rd & Hwy 96 in Ness City go North 2 miles to the Southwest Corner of Tract 1.
- From the intersection of DD Rd & Hwy 96 in Bazine go 9 miles South 60 Rd then go 2 miles East to the Southeast Corner of Tract 2. Then go ½ Mi. North on FF Rd to the Southeast Corner of Tract 3.

Tract I - Legal Description

Southwest Quarter (SW/4) Section Eighteen (18) Township Eighteen (18) South, Range Twenty-Three (23) West of the 6th P.M. Ness County, Ks except a tract of approximately 20 acres located in the Southeast Corner-Surface Rights Only

F.S.A. Information

129.03 Acres Expired C.R.P.

6.68 Acres Grass Waterways

0.85 Acres Waste Grass

General Info

This is a very nice tract of retired C.R.P. The location, being 2 Mi. North of Ness City on a well maintained gravel road and electricity on the West side, makes it attractive for a building site as well as agriculture. The soils have some roll to them, but are productive. The property is terraced with waterways that appear to be all in good condition.

Tract II - Legal Description

Southeast Quarter (SE/4) Section Eight (8) Township Twenty (20) South, Range Twenty-One (21) West of the 6th P.M. Ness County Ks.-Surface Rights Only

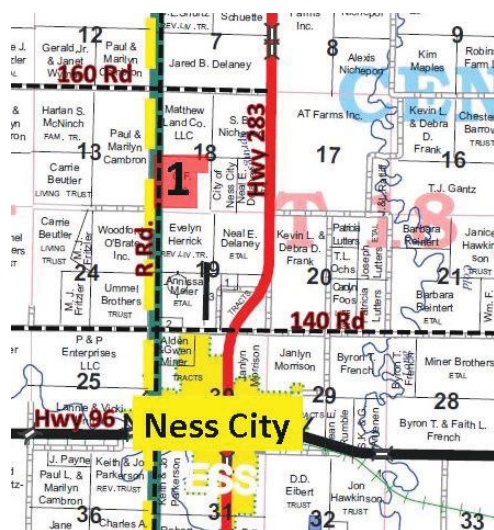
F.S.A. Information

158.19 Acres Expired C.R.P.

General Info

This is a very nice tract of land. The soils are very productive consisting mostly of Harney Silt Loam with 0-3% slopes. The access is also good with well-maintained gravel county roads on the East & South sides.

Live internet bidding available. Call for details.



Tract III - Legal Description

Northeast Quarter (NE/4) Section Eight (8) Township Twenty (20) South, Range Twenty-One (21) West of the 6th P.M. Ness County Ks.-Surface Rights Only

F.S.A. Information

115.23 Acres Expired C.R.P.

39.50 Acres C.R.P. @ \$35.24/acre contracted through 9/30/2020

3.36 Acres Abandoned Farm site/Oil Lease Rd.

General Info

This is also a nice quarter section of property. It has a variety of soils, but mostly Harney Silt Loam with 0-3% slopes with a small portion being Coly-Uly Silt Loam with 3-6% slopes. Access is good, as well, on this tract.

Taxes

Seller to pay 2018 and prior taxes. Purchaser to pay 2019 and future taxes. 2018 taxes on Tract 1 \$1,113.56, Tract 2 \$1,066.60, and Tract 3 \$880.64.

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.

Minerals

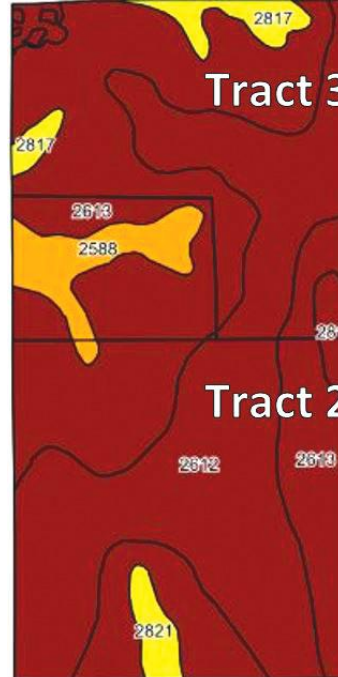
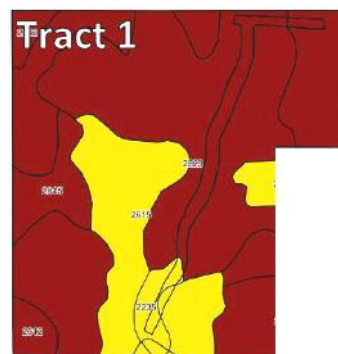
Surface Rights Only.

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 22nd, 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. In the event a survey is necessary to establish the boundary lines, it will be the responsibility and cost of the purchaser.

Possession

Upon closing with purchaser to receive the land owners 100% share of the 2019 and future C.R.P. payments.



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.



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