



AUCTION



For: J&D Farms & Dan Hamel Thursday, November 2, 2023

200 acres More or Less Graham County, KS

AUCTION LOCATION: McKenna Youth Center, 311 Main, Palco, KS 67657 **TIME:** 10:00AM

LAND LOCATION:

From K18 Hwy & 2 Road, North 2 1/2 miles to O Rd, West 1 mile to 1 Rd, North 1/2 Mile to the SE corner of the East Tract. From KS Hwy 24 and 2 Road, South 2 Miles to O Rd, West 1 mile to 1 Rd, North 1/2 mile. Access to the West Tract is through the East Tract CRP Field.

LEGAL DESCRIPTION:

The North Half of the Southeast Quarter (N/2 SE/4) AND The Northwest Quarter of the Southwest Quarter (NW/4 SW/4) & South Half of the Southwest Quarter (S/2 SW/4) Lying East of the River AND The Southwest Quarter (SW/4) Lying West of the River all in Section Twelve (12), Township Eight (8) South, Range Twenty-one (21) West of the 6th P.M. Graham County, KS.

GENERAL INFORMATION:

This is a Hunter's paradise. If you hunt deer or upland birds, this is an attractive tract of CRP with good established grasses. This tract provides for excellent deer hunting with the Solomon River running along the west side of the tract, tall grasses for protection and minimal traffic to disturb the wildlife. The entire tract has good tall grass cover for upland game. The 2 tracts are being sold as a single tract. Access to the West is through the East tract. A trail has been mowed and is being maintained for this purpose to access both tracts. There is an accumulation of older farm equipment and vehicles along the river bank that should be removed prior to closing.

F.S.A. INFORMATION:

151.21 acres CRP @\$29.23/acre through 9/30/2030
50 acres unfenced grassland, trees & Solomon River frontage

MINERALS:

All seller's interest to transfer with the property. To the seller's knowledge, all minerals are intact.

TAXES:

Year 2023 and all prior taxes to be paid by the SELLER. Year 2024 and all future taxes to be paid by the BUYER. The 2022 taxes were \$1,292.26.

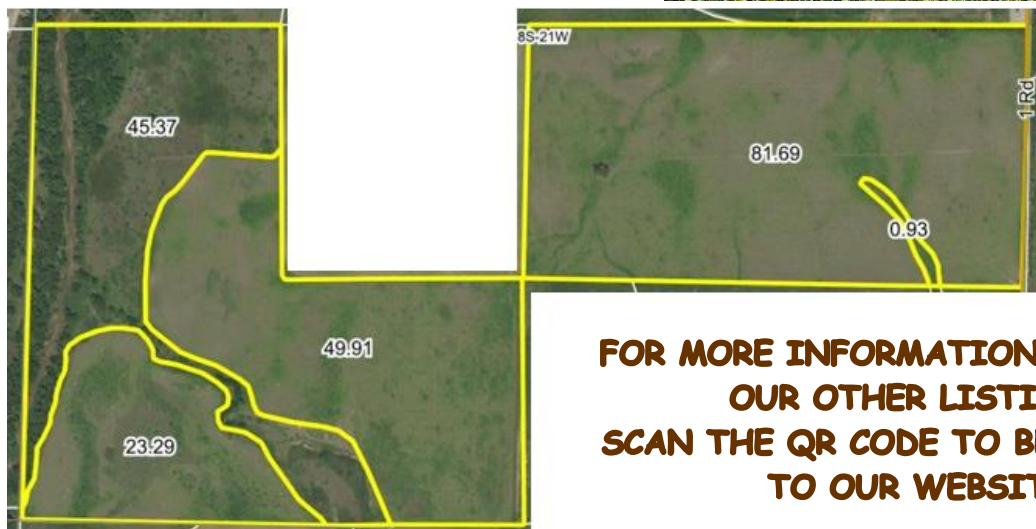
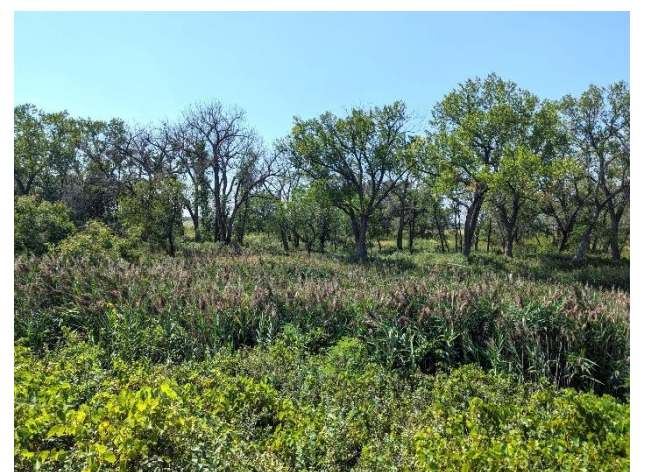
GOVERNMENT PROGRAMS:

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.

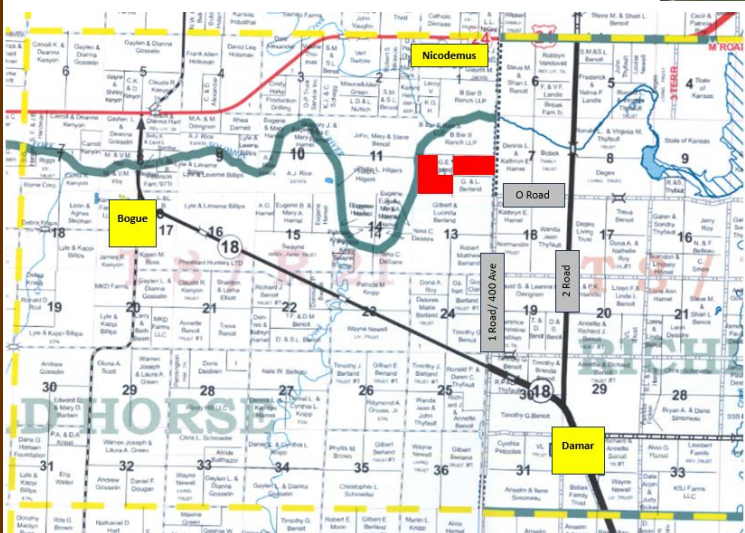
POSSESSION:

At closing with the October 1, 2024, and all future CRP payments to the BUYER.

LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.



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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 8th, 2023, or as soon as title requirement, if any can be corrected. Every effort will be made to honor said original closing date set forth in this contract. Sale is not contingent on the 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 Trustees 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 Coast To Coast Title Co., Stockton, KS. 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.

Listing Agent: Jason Pfeifer (785) 483-1805

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.



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