

SOLD: \$ 200,000.00



# AUCTION



FOR: FRED & MICHELLE PULLAN  
**MONDAY, JUNE 1ST, 2020**  
**150 ACRES MORE OR LESS**  
**WALLACE CO., KS**

**AUCTION LOCATION:** Township Hall, 228 N. Main,  
Sharon Springs, Kansas

**TIME:** 10:00 A.M. MST/  
11:00 A.M. CST

## Land Location

From the Junction of Highway 27 & Highway 40 in Sharon Springs, Kansas go 2 ½ miles West to Road 15, then go ½ mile South to the Northeast Corner of Property.

## Legal Description

Southeast Quarter (SE/4) of Section Thirty (30), Township Thirteen (13) South, Range Forty (40) West of the 6th P.M., Wallace County, Kansas.

## F.S.A. Information

150.8 Acres Cultivation

## General Info

This is a very nice tract of cultivation. The soil types are productive and the tenant has taken care of this property with great pride and stewardship. It has been in a one-third crop rotation program enhancing the productivity. This tract also has good access by old highway 40 on the north boundary, and is just two miles from town.

## Taxes

Sellers to pay first half of 2020 and prior taxes. Purchaser to pay second half of 2020 and future taxes. Based upon 2019 Taxes. Taxes for 2019 were \$762.16.

## 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.

Base Acres	PLC yield
Wheat- 43.4	31 bu.
Corn- 44.7	81 bu.

## Minerals

Sellers interest to be conveyed to Purchaser, to Sellers knowledge all minerals are intact.

## Possession

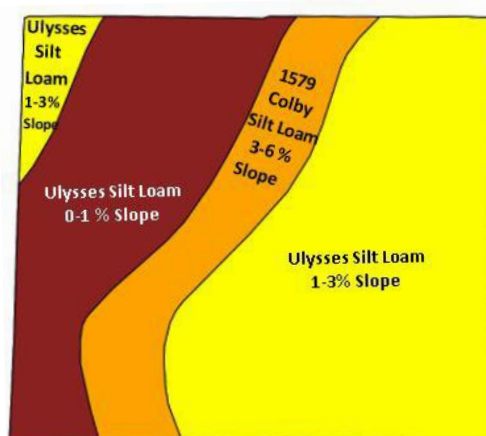
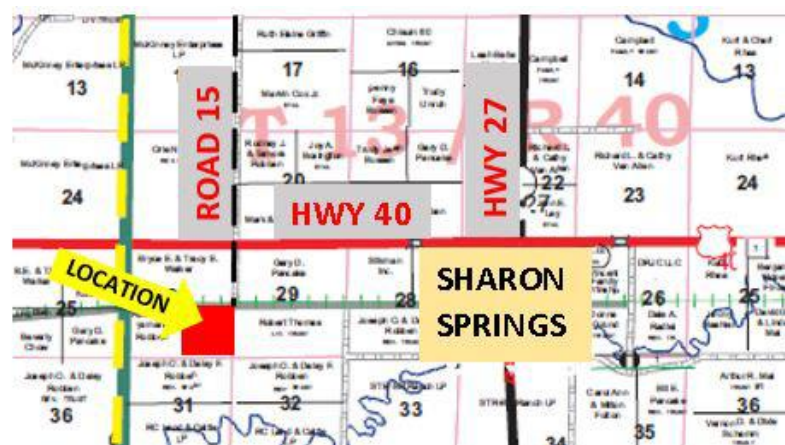
This property is under a cash lease through March 1st, 2021. Possession on the approximately 50 acres of growing wheat acres will be after the 2020 wheat harvest. Possession on the corn/milo stalks will be March 1, 2021. Seller agrees to reimburse \$3,000.00 of cash rent to Purchaser.

## Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before July 1st, 2020 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.

**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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