



AUCTION



For: **Tracy & Michelle Hynes**

FRIDAY, DECEMBER 13TH, 2019

40 +/- ACRES RUSSELL CO., KS

AUCTION LOCATION & TIME:

Lucas Community Theatre, Lucas, KS 1:30 p.m.

Land Location:

From KS Hwy 18 and 202nd Street, Lucas, KS, Go South 1/2 mile to the NE Corner of Tract.

Legal Description:

A Tract in the East Half of the Northeast Quarter (E/2 NE/4) Lying South of the Railroad Right-of-Way of Section Thirty-three (33), Township Eleven (11), Range Eleven (11) West of the 6th P.M, Russell Co., KS. (complete legal description provided at day of sale)

FSA Information:

38.59 Acres Cultivation
1.65 Acres Unfenced Grassland & Trees

General Info:

This is an excellent smaller tract of land with productive Roxbury silt loam bottom ground. It has adequate drainage and good access.

Taxes:

Seller to pay 2019 and Prior taxes, with Purchaser to pay 2020 and future taxes. 2019 taxes were not yet available. 2018 taxes were \$496.04

Government Programs:

Purchaser to stay in compliance with all US Government programs the property is currently enrolled. Government payments to follow current F.S.A. guidelines.

Base Acres	PLC Yield
Wheat - 24.77	31 bu
Grain Sorghum - 5.45	51 bu
Sunflowers - 3.19	942 bu
Soybeans - 6.09	18 bu

Minerals:

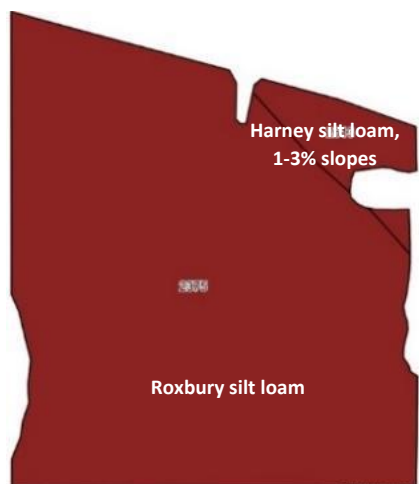
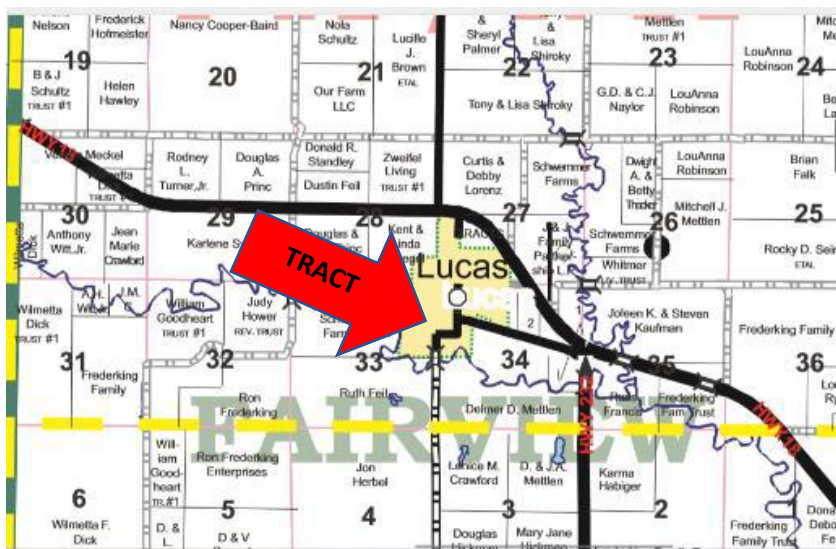
All Seller's interest to be conveyed to the Purchaser. To the seller's knowledge, all minerals are intact and will be conveyed to the Purchaser.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before January 13th, 2020, 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 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.

Possession

Possession upon closing subject to tenant's rights.



Live internet bidding available through Cattleusa.com.

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. Announcement day of sale take precedence over printed material.



Farmland Auction & Realty Co., Inc.

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

(785) 628-2851

Toll Free: 1-888-671-2851
Web: www.farmlandauction.com

