

\$275,000.00



Cultivation AUCTION



FOR: DONALD & BEVERLY LOHREY MONDAY, AUGUST 29TH, 2016 195 ACRES MORE OR LESS NESS CO., KS

AUCTION LOCATION: Ness County Bank Building- 102 W. Main, Ness City, Kansas 67560

TIME: 10:00 a.m.

Land Location

From the intersection of Hwys 283/96 in Ness City, go 5 1/2 Miles East on Hwy 96 then go 5 1/2 Miles South on X Rd to the Northwest Corner of the property or go 6 Miles South on Hwy 283 then go 5 Miles East on 70 Rd to the Southwest Corner of the property.

Legal Description

North Half of the South Half (N/2 of S/2) and the Southwest Quarter of the Southwest Quarter (SW/4 of SW/4) all in Section Thirty (30) Township Nineteen (19) South, Range Twenty-Two (22) West of the 6th P.M. Ness County, Kansas.

F.S.A. Information

191.79 Acres Cultivation
2.63 Acres Waterways

General Information

This is a very nice tract of cultivation consisting of 86% Class II Soils. This farm has had an excellent tenant for many years that has taken great pride in his work and has raised excellent crops consistently on this farm.

Taxes

Seller to pay first half of 2016 & prior taxes. Purchaser to pay second half of 2016 and subsequent taxes based on the 2015 taxes. 2015 taxes being \$844.40.

Minerals

All sellers interest to be conveyed to purchaser, and to Sellers knowledge 100% are intact.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before September 29th, 2016 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

Possession

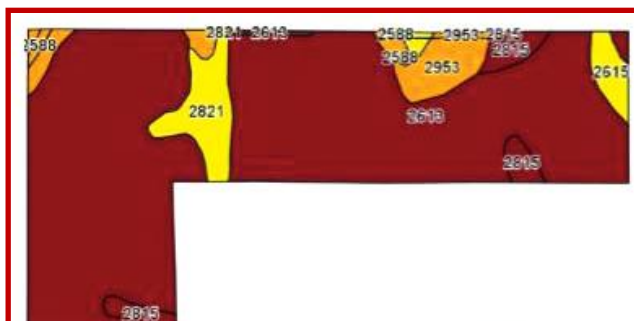
Will be after the 2017 wheat harvest with the purchasers receiving the land owners 1/3 share of the crop harvested and delivered to the nearest elevator in purchaser's name. Immediate on the wheat stubble acres with purchaser paying for chemical and application of burn down with the cost to be announced.

Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Payments to follow crop interest.
Wht Base 153.9 acres PLC Yield 40bu in the ARC-CO program
G.S. Base 39.9 acres PLC Yield 41bu in the PLC program

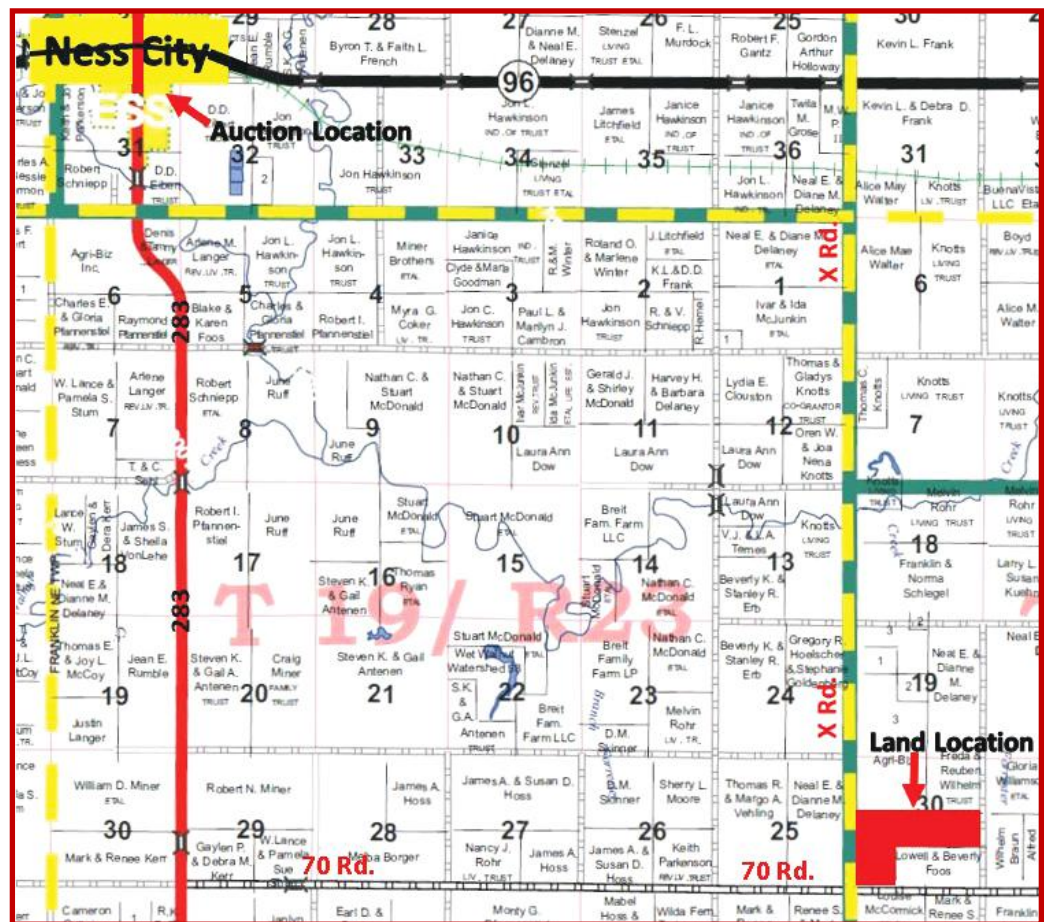


Live internet bidding available.
Call for details.



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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (baracres/yr)	Grain sorghum	
2613	Harney silt loam, 1 to 3 percent slopes	158.95	81.6%		IIIe	IIIe	3455		
2821	Uly-Coly silt loams, 1 to 3 percent slopes, eroded	10.04	5.2%		IIIe	IIIe	3120	31	
2815	Uly silt loam, 1 to 3 percent slopes	8.19	4.2%		IIIe	IIIe	3455		
2953	Wakeen silt loam, 3 to 7 percent slopes	7.49	3.8%		IVe	IVe	2500	36	
2588	Coly-Uly silt loams, 3 to 6 percent slopes, eroded	5.14	2.6%		IVe	IVe	2979	2	
2615	Harney silty clay loam, 1 to 3 percent slopes, eroded	3.96	2.0%		IIIe	IIIe	2975		
2951	Wakeen silt loam, 1 to 3 percent slopes	0.94	0.5%		IIIe	IIIe	2500	40	
Weighted Average								3374.1	3.2



Agency Disclosure: Farmland Auction & Realty Co., Inc. is the agent of the seller. If the purchaser desires representation, legal counsel is advised.



Farmland Auction & Realty Co., Inc.

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