\$275,000.00

Cultivation

AUCTION & REALTY CO., INC. AUCTION & REALTY CO., INC. FOR: DONALD & BEVERLY LOHREY MONDAY, AUGUST 29TH, 2016 ORE OR LESS ES M ESS CO., KS AUCTION LOCATION: Ness County Bank Building- 102 W. Main, Ness City, Kansas 67560

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.

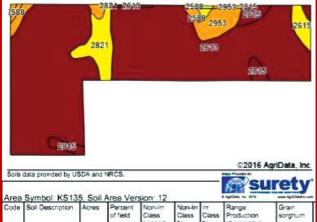
F.S.A. Information

191.79 Acres Cultivation 2.63 Acres Waterways

AUCTION

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.



TIME: 10:00 a.m.

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

PLC Yield 41bu G.S. Base 39.9 acres in the PLC program

Live internet bidding available. Call for details.



			of field	Legend	Class.	Class *c	(bstactelyr)	sorghum	ess T.&C.		Re	Laura Ann Dow	Laura Ann Dow	Dow Nena Knots	S de
2613	Harney silt loam. 1 to 3 percent slopes	158.95	81.6%		He	tie	3455		T Larbe St Jamos S.	Robert I. Pfannen- Ruff	June Stuar Ruff ETM	Stream McDonaid	Breit Fam. Farm	Hauta Ann Dow Knots	THAT ROAT NAME
2821	Uly-Coly sill loams, 1 to 3 percent slopes, eroded	10 04	5.2%		lite		3120	31	Stum & Shella nce 1800 Nee E& 30 Dianne M	17	Steven K 1 6 Ryan	15	LLC 14 Nation C. McDonald	Temes 13 Beverty K. & Stanley R.	Franklin & Latry L Norma Sutan Schlegel Kuetto
815	Uly silt loam, 1 to 3 percent slopes	8.19	4.2%		lie	0e	3455		I Z Delaney		Antenen	Stuart McDonald	Nuthan C.	Bound y & Gregory R	1 3 2 1 1 NealE
2953	Wakeen silt loam, 3 to 7 percent slopes	7 49	3.8%		Ne		2500	36	J.L. & A Joy L LCoy L McCoy Rumble	Steven K. Craig & Gal A. Miner Antenen 20 marty must 20 marty	Steven K. & Gall Antenen 21	Wet Visited This Watershed The S.K. 22	Family Fam LP	Beverly K. & Gregory R. Stanley R. Erb & Stephania Goldenberg	1 Neat E. & Dianne 219 M. Detanev
2588	Coly-Uly sift loams, 3 to 5 percent slopes, eroded	5.14	2.6%		rve	/Ve	2979	2	Justin TR. Langer			& Breit G.A. Antenen Farm LLC	D.M. Skinger	XR	Land Location
2615	Harney silty clay loam, 1 to 3 percent slopes, eroded	3.96	2 0%		Ble	ile ile	2975		le S. William D. Miner	Robert N. Miner	James A Hoss 28	James A. & Susan D. Hoss 27	B.M. Sherry L. Skinner Moore	Thomas R. Neal E. & & Margo A. Dianne M. Vehling Delaney 25	
2951	Wakeen sitt loam, 1 to 3 percent slopes	0.94	G.5%		life		2500	40	Mark & Renee Kerr	& Debra M. & Pamel & Debra M. Sue Kerr Street	70 Rdba Borger	Rohr Hoss	James A. & Keith Susan D. Parkensor Hoss RV1V.782	70 Rd.	Lowell & Beverly Foos
		<u> </u>	-	We	ighted A	verage	3374.1	3.2	err Cameron t R.H	lanke	Earl D. &	Monty G.	Hoss & Wilda Fer	Mark & Renee S.	McCornick Renee S. Franklin
Age	ency Disc	losu	re: Fa	armlar	nd Au	uctio	on & Real	ty Co., In	the agent of the s	seller. If the	purchaser (desires repr	esentation,	legal couns	el is advised.
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	NIV AT									(785) 62			•	8-671-285	

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Auctioneer