



AUCTION



FOR: DELBERT & LILLIAN MOORE LIVING TRUST

MONDAY, MARCH 21ST, 2016

613 ACRES MORE OR LESS
NESS CO., KS

AUCTION LOCATION: Ness County Bank Bldg., 102 W. Main, Ness City, KS

TIME: 1:00 p.m.

Manner of Sale:

Land to sell in individual tracts only.

Tract I

Legal Description:

Northeast Quarter (NE/4) of Section Eight (8), Township Eighteen (18) South, Range Twenty-Two (22) West of the 6th PM Ness County, Kansas

F.S.A Information

140.87 Acres Cultivation (Wheat Stubble)
10.95 Acres Unfenced Grassland and Waterway
4.36 Acres of Old Homestead

Tract II

Legal Description:

East Half of the Southeast Quarter (E/2 of SE/4) of Section Eight (8), Township Eighteen (18) South, Range Twenty-Two (22) West of the 6th PM Ness County, Kansas

F.S.A Information

53.85 Acres Cultivation (25.55 Acres Wheat Stubble;
28.30 Acres Planted Wheat)
25.78 Acres Grassland
Grassland is watered by Earth Dam

Tract III

Legal Description

The Center One-Third (1/3) of the Northeast Quarter (NE/4) of Section Twenty-Nine (29), Township Seventeen (17) South, Range Twenty-Two (22), West of the 6th P.M., Ness County, Kansas

F.S.A. Information

51.94 Acres Cultivation (Milo Stalks)

Tract IV

Legal Description

Northeast Quarter (NE/4) of Section Seven (7), Township Eighteen (18) South, Range Twenty-Two (22) West of the 6th P.M., Ness County, Kansas

F.S.A Information

120.21 Acres Cultivation (Milo Stalks)
37.27 Acres Grassland

Grassland is watered by Windmill and Earth Dam

Live internet bidding available. Call for details.

Tract V

Legal Description

Northwest Quarter (NW/4) of Section Seventeen (17), Township Eighteen (18) South, Range Twenty-Two (22) West of the 6th P.M., Ness County, Kansas

F.S.A Information

155.65 Acres Grassland

Grassland is watered by Water Well & Earth Dam

Land Location

From Brownell 1 mile west on K4 to Z Rd. 9 miles South to Northeast corner of Tract I. From Ness City 7 1/2 miles East on K96 to Z Rd. 3 miles North to the Southeast Corner of Tract II.

Possession

Upon closing on idle cultivation, and grassland with buyer paying \$4,052.82 on Tract I and \$735.07 on Tract II for chemical and application. Possession on planted wheat acres will be after the 2016 wheat harvest with landowner(s) 1/3 share of the harvested wheat delivered to the nearest elevator in the Purchaser(s) name, with buyer paying 1/3 of any additional costs associated with the growing wheat crop.

Mineral Rights

EXCEPT AND RESERVING unto grantor, their heirs, executors, administrators and assigns all of their interest in and to the oil, gas and other minerals in and under the afore described real estate for a period of 10 years from date of March 21st, 2016, and as long thereafter as oil and gas or other minerals are being

produced and mined from said land or operations, or developments for oil and gas or other minerals are being conducted together with the right of ingress and egress for the purpose of drilling, mining and exploring said land for oil, gas and other minerals reserved and excepted here from. S.W.D. - Seller is retaining S.W.D. payment on Tract III for the period of the existing agreement ending June 1st, 2019.

Taxes

Seller to pay 2015 and prior. Purchaser to pay 2016 and future taxes. Taxes for 2015: Tract I & II (Combined) \$932.02; Tract III \$261.74; Tract IV \$609.62; Tract V \$85.52.

Terms

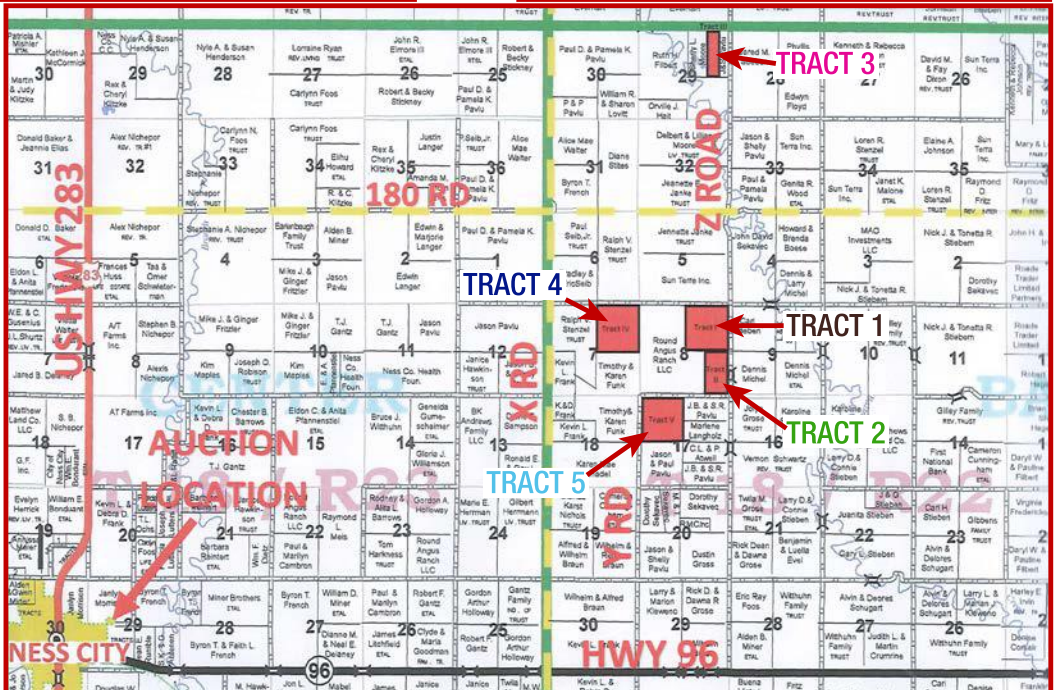
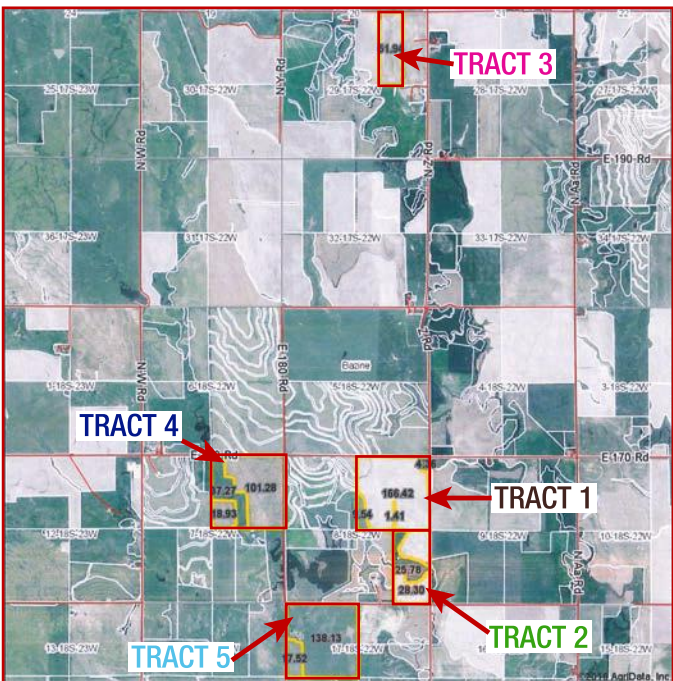
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before, April 21st, 2016 or as soon as title requirements, if any, can be corrected.

Government Program

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Payments to follow crop interest.

Note

Announcements made day of sale shall take precedence over printed material. Farmland Auction & Realty Co., Inc. hereby certifies that, to the best of their knowledge and belief, the statements of fact contained in this sale bill are true and correct. All the information contained was taken from reliable sources, however Farmland Auction & Realty Co., Inc. does not make any warranties or guarantees to their accuracy.



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.

1390 E. 8th, Unit A Hays, Kansas 67601

(785) 628-2851

Toll Free 1-888-671-2851

E-Mail: farmland@farmlandauction.com

Web: www.farmlandauction.com

