

SOLD TRACT 1: \$180,000.00

SOLD TRACT 2: \$170,000.00



AUCTION



FOR: : THE BREIT FAMILY

TUESDAY DECEMBER 17TH, 2019

225 ACRES MORE OR LESS

ELLIS CO., KS

AUCTION LOCATION: Rose Garden Banquet Hall— 2350 E. 8th St., Hays, KS 67601**TIME: 10:00 a.m.****Land Location**

Tract 1: From the Junction of HWY 183 and old HWY 40 South of Hays, go 8 miles south to Chetolah Gold Rd., then 5 miles east to 300th Ave. to the SWC of Tract 1.

Tract 2: From tract 1, it is an additional 2 miles east on Chetolah Gold Rd. to 320th Ave., then 1 mile south to the NEC of Tract 2.

Tract 1 - Legal Description

The West Half of the Southwest Quarter (W/2 of SW/4) of Section Sixteen (16), Township Fifteen (15) South, Range Seventeen (17) West of the 6th P.M. Ellis County, Kansas.

F.S.A. Information

77.34 Acres Cultivation (currently planted to wheat)

General Info

This highly productive tract is approximately 95% Harney Soils, with only 5% being Mento Soils. The access is good with a maintained county road on the west and south sides.

Tract 2 - Legal Description

The East Half of the East Half (E/2 of E/2) of Section Twenty-seven(27), Township Fifteen (15) South, Range Seventeen (17) West of the 6th P.M. Ellis County, Kansas, less an approximate 15 Acre tract in the southwest corner lying south of the river, "a surveyed description to be provided".

F.S.A. Information

28.63 Acres Cultivation (Currently planted to wheat)
113.53 Acres Grassland & Smoky Hill River

General Information

The Smoky Hill river runs through this property providing an excellent habitat for large game, turkey, and upland possibilities for bird hunting. This tract provided good river bottom cultivation, as well as good productive grassland watered by the river as well as a water well that has not been used for a few years. There could be potential for future sand development.

Taxes

Seller's to pay 2019 and Prior taxes. Purchaser to pay 2020 and future taxes.
2019 taxes on Tract 1 were \$451.54. The 2019 taxes on Tract 2 were \$409.92.

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.

Tract 1

Base Acres	PLC Yield
Wheat- 77.2	31 bu.

Tract 2

Base Acres	PLC Yield
Wheat- 28	31 bu.

Minerals

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

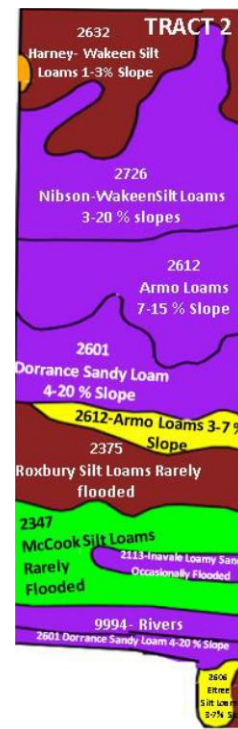
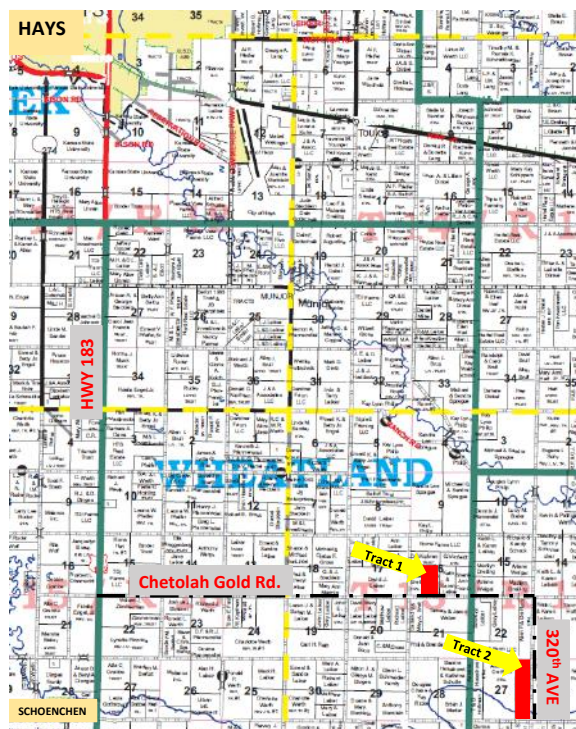
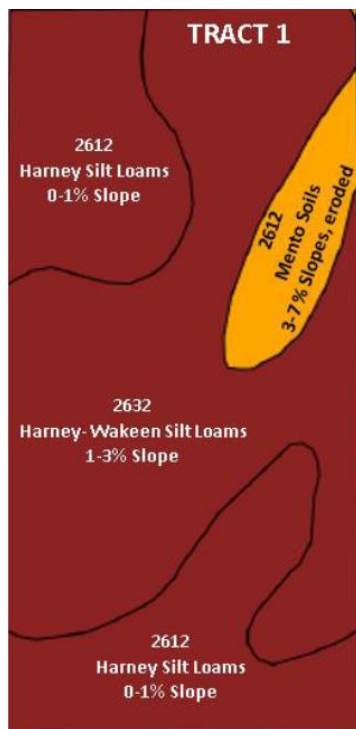
Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before January 17th, 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(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(s).

Possession

Possession will be after the 2020 wheat harvest, with the Purchaser receiving 1/3 of the harvested crop, delivered to an elevator in Purchaser's name. Purchaser to be responsible for their 1/3 cost related to the growing wheat crop. Possession on the Grassland will be March 1st, 2020.

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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