



AUCTION



For: Honas Farms, LLC

Monday, March 27th, 2023

480 acres More or Less Ellis County, KS

AUCTION LOCATION: Knights of Columbus, 1013 Washington St., Ellis, KS **TIME:** 10:00AM

LEGAL DESCRIPTION TRACT 1:

The Southwest Quarter (SW/4) of Section Six (6), Township Fourteen (14) South, Range Twenty (20) West of the 6th P.M. Ellis Co. KS

F.S.A. INFORMATION:

104.82 Acres – Cropland
48.40 Acres – Fenced Grassland

GENERAL INFORMATION:

Tract 1 is a nice tract of primarily cultivation w/ productive Class II soils of Harney-Mento complex and minimal slopes. The fenced grassland has good fences and a developed water source with a Solar Panel at the North end of the tract.

LAND LOCATION:

TRACT 1: Hwy 40/Ellis Ave. In Ellis, KS, 4 1/2 Miles South to Victoria Rd., 2 Miles West, 1/2 mile South to the Northwest Corner of Tract 1

TRACT 2: Hwy 40/Ellis Ave in Ellis, KS, 4 1/2 miles South to Victoria Rd., 3 miles East to the Northwest Corner of Tract 2

TAXES:

Prorated to date of closing

MINERALS:

All sellers interest to transfer with the property. Seller's knowledge is that all minerals are intact.



LEGAL DESCRIPTION TRACT 2:

The West Half (W/2) of Section One (1), Township Fourteen (14) South, Range Twenty (20) West of the 6th P.M. Ellis County, Kansas

F.S.A. INFORMATION:

101.32 Acres – CRP @ 45.92/Acre through 9/30/2032

GENERAL INFORMATION:

Tract 2 is a nice tract of grass. The CRP is in at a good rate of \$45.92/Acre through 9/30/2032 with the new owners receiving 100% of the 2023 and all future payments of \$4,655/year. The fenced grass has good fences and a developed water source. There is also a pond and a tree shelterbelt on the north border of the fenced grassland acres.

GOVERNMENT PROGRAMS:

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. The farm is in the PLC program.

	Tract 1	Tract 2
Wheat	74.48 a/30bu	53.67 a/30bu
Corn	12.85 a/86bu	21.99 a/86bu
G.S.	17.49 a/62bu	29.94 a/62bu

2622	Harney-Mento complex, 1 to 3 percent slopes	78.72	51.6%		lie
2546	Brownell gravelly loam, 2 to 10 percent slopes	22.04	14.4%		Vie
2617	Harney silty clay loam, 3 to 7 percent slopes, eroded	20.61	13.5%		IVe
2700	Mento silt loam, 0 to 1 percent slopes	16.05	10.5%		IIs
2618	Harney-Armo complex, 3 to 7 percent slopes, eroded	8.33	5.5%		IVe
2703	Mento soils, 3 to 7 percent slopes, eroded	6.76	4.4%		IVe
2236	Roxbury silt loam, occasionally flooded	0.19	0.1%		IIw

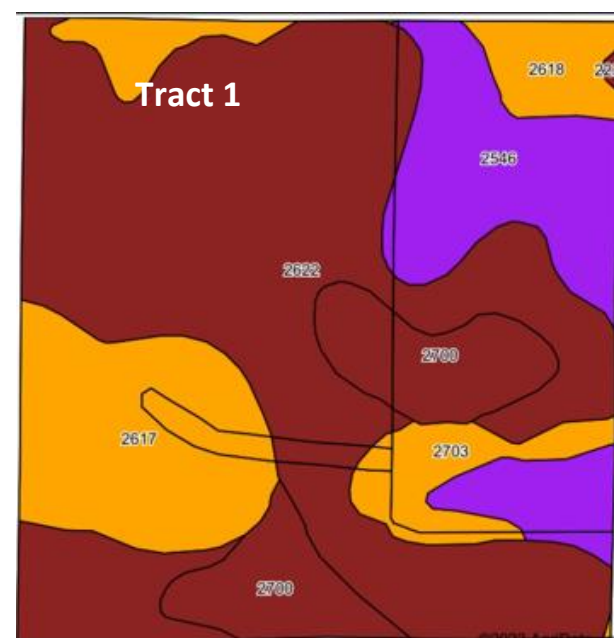


POSSESSION:

TRACT 1: Possession on the wheat stubble to be at closing with buyer re-imbursing the tenant \$2,161.53 for burndown and application costs. Possession on the 35.14 acres planted to wheat and 34.20 acres planted to triticale to be after the 2023 harvest. Possession on the fenced grass to be at closing.

TRACT 2: Possession to be at closing.

LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.



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 27th, 2023, or as soon as title requirement, if any can be corrected. Every effort will be made to honor said original closing date set forth in this contract. However, due to circumstances beyond Farmland Auction & Realty Co. Inc's control, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents can be arranged with said extension not to exceed May 11th, 2023, without further negotiation. 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 Warranty Deed to the purchaser, subject to easements restrictions, roads, rights-of-way, 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 and pay for title insurance showing merchantable title in the Seller. Title Insurance is being prepared by Field Abstract & Title Company. This tract is being sold by U.S. Government Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

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

Farmland Auction & Realty Co., Inc.



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