



Oil Production



# AUCTION

FOR: SCHWARTZKOPF FAMILY AND THE HARRY & CARRIE ROWE FAMILY

MONDAY, APRIL 17TH, 2017

**1,920 ACRES MORE OR LESS**  
NESS & TREGO CO., KS

**AUCTION LOCATION:** Ness County Bank Building-102 West Main St., Ness City, Kansas 67560

**TIME: 9:00 a.m.**

**Live Internet Bidding Available. Call for Details.**

**Land Location**

See Enclosed Maps.

**Tract I - Legal Description**

Northeast Quarter (NE/4) of Section Thirty-Four (34) Township Eighteen (18) South, Range Twenty-Four (24) West of the 6th P.M. Ness Co., Kansas (surface rights only).

**F.S.A. Information**

153.21 Acres Cultivation (milo stalks)  
3.27 Acres Grass Waterway & Lease Roads  
Wheat Base 80.6 Acres PLC 43 bu. ARC  
Grain Sorghum 76.04 Acres PLC 61 bu. PLC

**General Information**

Soils consists of over 122 Acres of Harney, Uly & Roxbury Silt Loam Soils of 1-3% Slopes. 2016 Taxes were \$871.02.

**Tract II**

**Producing Royalty Interest (.125) on Tract I**

**Legal Description**

Northeast Quarter (NE/4) of Section Thirty-Four (34) Township Eighteen (18) South, Range Twenty-Four (24) West of the 6th P.M. Ness Co., Kansas.

**General Information**

This tract contains 3 producing oil wells last well put on pump in January of 2017. Owner's oil check for February 2017 was \$6,423.76. Check for March 2017 was \$4,770.07. First well produced in May of 2012. Total production for 2016 was 3,221 bbls. Total production for 2015 was 4,997 bbls. Effective date of transfer is July 1st, 2017. Producing Zone: Mississippi.

**Tract III - Combination of Tracts I & II.**

Will sell in the highest aggregate bid.

**Sold For: \$350,000**

**Tract IV - Legal Description**

Southwest Quarter (SW/4) of Section One (1) Township Nineteen (19) South, Range Twenty-Four (24) West of the 6th P.M. Ness Co., Kansas.

**F.S.A. Information**

157.58 Acres Cultivation (Wheat Stubble)  
Wheat Base 81.1 Acres PLC 43 bu. ARC  
Grain Sorghum 76.48 Acres PLC 61 bu. PLC

**General Information Sold For: \$228,000**

Soils consists of 136 acres of Harney Silt Loam of 0-1% slopes & 22 acres of Coly- Uly Silt Loam soil. There is one older water well on the East side of the property. 2016 Taxes were \$954.60. Chemical & Application Fee: \$4,261.12.

**Tract V - Legal Description**

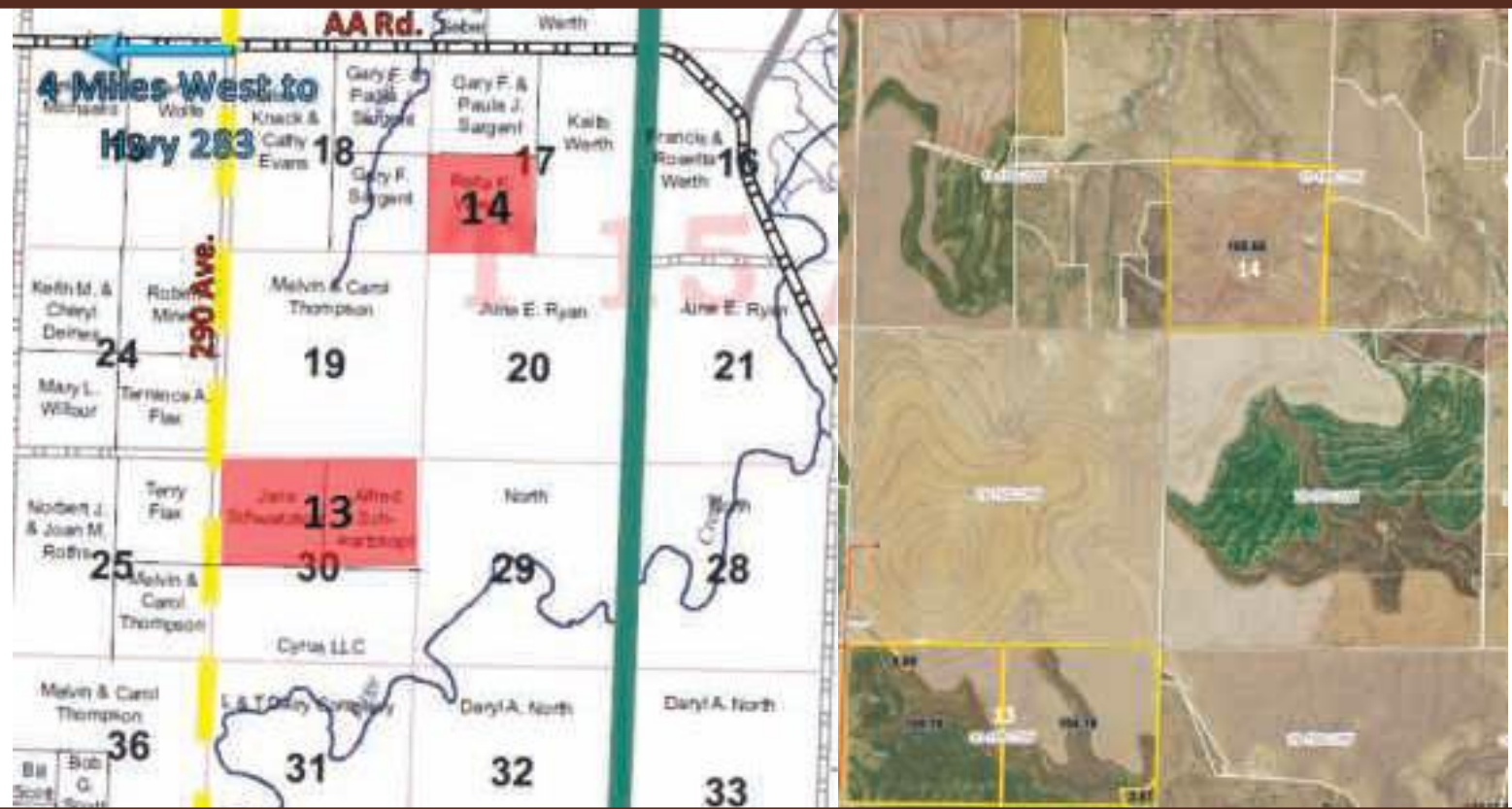
Southwest Quarter (SW/4) of Section Thirty-Five (35) Township Eighteen (18) South, Range Twenty-Four (24) West of the 6th P.M. Ness Co., Kansas.

**F.S.A. Information**

157.54 Acres Cultivation (Milo Stalks)  
1.18 Acre Grass Waterway  
Wheat Base 61.92 Acres PLC 50 bu. PLC  
Grain Sorghum 61.78 Acres PLC 66 bu. PLC

**Oil Production**

This Tract contains 1 producing oil well with a total production from 1-01-16 through 11-30-16 of 2,445 bbls, total production for 2015 was 4,441 bbls. Seller conveying a 0.125 royalty interest to the purchaser. Effective date of transfer July 1, 2017 oil well first produced September of 2014. Producing Zone: Mississippi.



## Farmland Auction & Realty Co., Inc.

1390 E. 8th St., Unit A Hays, Kansas 67601 (785) 628-2851 Toll Free 1-888-671-2851  
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**General Information Sold For: \$253,000**

Soils Consist of 123 Acres of Harney Silt loam of 0-1% slopes, 28 Acres of Harney & Uly Silt loam of 1-3% slopes, and 7 acres of Coly-Uly Silt Loam. 2016 Taxes were \$983.90.

**Tract VI - Legal Description**

Southeast Quarter (SE/4) of Section Thirty-Five (35) Township Eighteen (18) South, Range Twenty-Four (24) West of the 6th P.M. Ness Co., Kansas (surface rights only).

**F.S.A. Information**

159.61 Acres Cultivation (Planted Wheat)  
0.5 Acres Lease Roads  
Wheat Base 80.89 Acres PLC 43 bu. ARC  
Grain Sorghum 76.25 Acres PLC 61 bu. PLC

**General Information Sold For: \$185,000**

Soils consist of 150 Acres of Harney, Wakeen, Hord & Uly Silt Loam Soils 0-3% Slopes. 2016 Taxes were \$742.22.

**Tract VII  
Producing Royalty Interest (.125) on Tract VI**

**Legal Description**

Southeast Quarter (SE/4) of Section Thirty-Five (35) Township Eighteen (18) South, Range Twenty-Four (24) West of the 6th P.M. Ness Co., Kansas.

**General Information Sold For: \$76,000**

This tract contains 2 producing oil wells with a total production from 1-01-16 through 11-30-16 of approx. 1,228 bbls. Total production for 2015 approx. 1,588 bbls. Seller conveying a 0.125 royalty interest to the purchaser. Effective date of transfer July 1, 2017. Oil well first produced February 1985. Producing Zone: Mississippi.

**Tract VIII - Legal Description**

Southwest Quarter (SW/4) of Section Thirty-Six (36) Township Eighteen (18) South, Range Twenty-Four (24) West of the 6th P.M. Ness Co., Kansas (surface rights only).

**F.S.A. Information**

156.62 Acres C.R.P. @ \$35.59/acre 10-01-11 through 09-30-21. Annual Payment: \$5,573.00  
1.72 Acres Oil Lease Roads & Tank Battery Site

**General Information Sold For: \$162,000**

Excellent Hunting potential for both deer & upland bird hunting, property has 2 wild life guzzlers. The property is terraced and contains 128 acres of Wakeen, Harney, Uly, Hord & Bridgeport Silt Loam Soils of 0-3% Slopes. 2016 Taxes were \$459.20.

**Tract IX**

**Producing Royalty Interest (.125) on Tract VIII**

**Legal Description**

Southwest Quarter (SW/4) of Section Thirty-Six (36) Township Eighteen (18) South, Range Twenty-Four (24) West of the 6th P.M. Ness Co., Kansas.

**General Information Sold For: \$40,000**

This tract contains 2 producing oil wells. Production from 1-1-16 through 11-30-16 of approximately 967 bbls. Total production for 2015 approx. 1,152 bbls. Seller conveying a 0.125 royalty interest to the purchaser. Effective date of transfer July 1, 2017. First produced in 1985. Producing Zone: Mississippi.

**Tract X - Legal Description**

Southwest Quarter of Section Ten (10) Township Nineteen (19) South, Range Twenty-Four (24) West of the 6th P.M. Ness Co., Kansas.

**F.S.A. Information**

131.45 Acres Cultivation (wheat stubble)  
28.76 Acres grass & grass waterway  
Wheat Base 69.93 Acres PLC 43 bu. ARC  
Grain Sorghum 65.94 Acres PLC 61 bu. PLC

**General Information Sold For: \$148,000**

There is approx. 100 acres of Harney Silt Loam Soil 0-1% slope. In the grass area there have been food plots planted in several areas to improve the hunting habitat, there is seasonal water. 2016 Taxes were \$754.72. Chemical & Application Fee: \$3,027.17.

**Tract XI - Legal Description**

Southeast Quarter (SE/4) of Section Twenty-Five (25) Township Eighteen (18) South, Range Twenty-Two (22) West of the 6th P.M. Ness Co., Kansas (except a 5.27 acre tract located in the SEC).

**F.S.A. Information**

150.43 Acres Cultivation (milo stalks)  
Wheat Base 77.48 Acres PLC 43 bu. ARC  
Grain Sorghum Base 72.95 Acres PLC 61 bu. PLC

**General Information Sold For: \$296,000**

This tract adjoins Bazine, KS on the NW Corner and has Highway 96 Frontage. Soils consists of 150 Acres of Harney Silt Loam Soil with majority of slopes 0-1%. 2016 Taxes were \$903.94.

**Tract XII - Legal Description**

West Half (W/2) of Section Thirty-Three (33) Township Twenty (20) South, Range Twenty-One (21) West of the 6th P.M. Ness Co., Kansas.

**F.S.A. Information**

133.67 Acres Cultivation (all in planted wheat)  
182.1 Acres C.R.P. @ \$34.83/acre 10-01-11 through 9-30-26. Annual Payment: \$6,343.00

**General Information Sold For: \$282,000**

The cultivation contains all Harney Silt Loam Soils of 0-3% Slopes. 2016 Taxes were \$1,421.40.

**Tract XIII - Legal Description**

North Half (N/2) of Section Thirty (30) Township Fifteen (15) South, Range Twenty-Two (22) West of the 6th P.M. Trego Co. Kansas.

**F.S.A. Information**

234.38 Acres Cultivation (104.4 acres planted to wheat)  
Wheat Base 136.99 acres PLC 43 bu. ARC  
Grass Sorghum 128.98 acres PLC 61 bu. PLC  
86.8 Acres C.R.P. (in 2 contracts), 53.2 Acres @ \$36.49/acre & 33.6 Acres @ \$38.50/acre 10-1-11 through 9-30-26. Annual Payment: \$3,235.00  
5.78 Acres Grass Waterways & Grass

**General Information Sold For: \$370,000**

Located 3.5 Miles South of Cedar Bluff Reservoir. Soils consist of 219 Acres of Holdrege & Harney Silt Loam Soils of 0-3% Slopes. 2016 Taxes were \$1,720.92. Chemical & Application Fee: \$1,535.80.

**Tract XIV - Legal Description**

Southwest Quarter (SW/4) of Section Seventeen (17) Township Fifteen (15) South, Range Twenty-Two (22) West of the 6th P.M. Trego Co., Kansas.

**F.S.A. Information**

165.66 Acres Cultivation (all milo stalks)  
Wheat Base 85.28 Acres PLC 43 bu. ARC  
Grain Sorghum 80.38 Acres PLC 61 bu. PLC

**General Information Sold For: \$212,000**

This tract is located 2 miles South of Cedar Bluff Reservoir. Soils Consist of 135 Acres of Holdrege and Harney Silt Loam Soils with Slopes of 0-3%. 2016 Taxes were \$1,071.36.

**Terms**

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing no later than May 17th, 2017 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**

**On Tracts I, V, XI, XIV:** Immediate upon closing  
**On Tracts VI:** After the 2017 Wheat Harvest with 1/3 of the harvested wheat delivered to the nearest elevator in purchaser's name, purchaser responsible for 1/3 of any additional fert./fung. costs.

**On Tracts XII & XIII:** After the 2017 Wheat Harvest with 1/3 of the harvested wheat delivered to the nearest elevator in purchaser's name, purchaser responsible for 1/3 of any additional fert./fung. costs. Upon closing on the C.R.P. Acres with Purchaser receiving 100% of the 2017 and future C.R.P. payments.

**On Tracts IV, X, XIII:** Immediate upon closing with purchaser paying for application & chemical costs as listed in each tract.

**Tract VIII:** Upon closing on the C.R.P. Acres with Purchaser receiving 100% of the 2017 and future C.R.P. payments.

**Taxes**

Seller to pay 2016 & prior taxes. Purchaser to pay 2017 & future taxes.

**Government Programs**

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

**Agency Disclosure**

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

