

SOLD: \$525,000.00

Grassland

Cultivation

Oil Production



# AUCTION



FOR: CAROL M. SKAGGS

MONDAY, OCTOBER 21, 2019

640 ACRES MORE OR LESS  
NESS CO., KS

**AUCTION LOCATION:** Ness County Bank Building, 102 W. Main, Ness City, Kansas **TIME: 10:00 a.m.**

## Land Location

From Brownell, KS go 6 ½ miles East on HWY 4 to the Southwest Corner of the property.  
From the intersection of HWY 183 and county blacktop Ave. E South of Liebenthal Ks. go 13 ½ miles West to HWY 4 and continue 2 miles West to the Southeast Corner of the property.

## Legal Description

All of Section Twenty-three (23), Township Sixteen (16) South, Range Twenty-one (21) West of the 6th P.M. Ness County, Kansas

## F.S.A Information

263.31 Acres Cultivation  
356.25 Acres Fenced Grassland  
5.30 Acres C.R.P. Contracted @ \$38.58/acre thru. 9-30-2020  
4.24 Acres Shelterbelt  
.62 Acres Lease Roads

## General Info

This property has been well cared for over the years with the use of conservation practices throughout the cultivated acres and has a high percentage of the soils being Harney Silt Loams with 0-3% slopes. The grassland is very clean and is watered by rural water as well as a pond at seasonal times. The property has excellent access with U.S. Highway 4 providing frontage and a well maintained county road on the East side.



## Taxes

Seller to pay the 2019 and prior taxes. Purchaser to pay 2020 and future taxes. 2018 taxes were \$2,684.48.

## 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.

Base acres	PLC yield	Program
Wheat-112.6	34 bu.	ARC
G. S.- 77.2	50 bu.	PLC

## Minerals

All sellers interest to be conveyed to the purchaser. There is one well producing from the Cherokee Sand Formation. The well was first produced in November of 2007. Total Production in 2015- 712bbbls, 2016- 1,024bbbls, 2017- 762bbbls, 2018- 791bbbls. With Seller's Royalty interest being .1250000 to be transferred to the Purchaser January 1st, 2020.



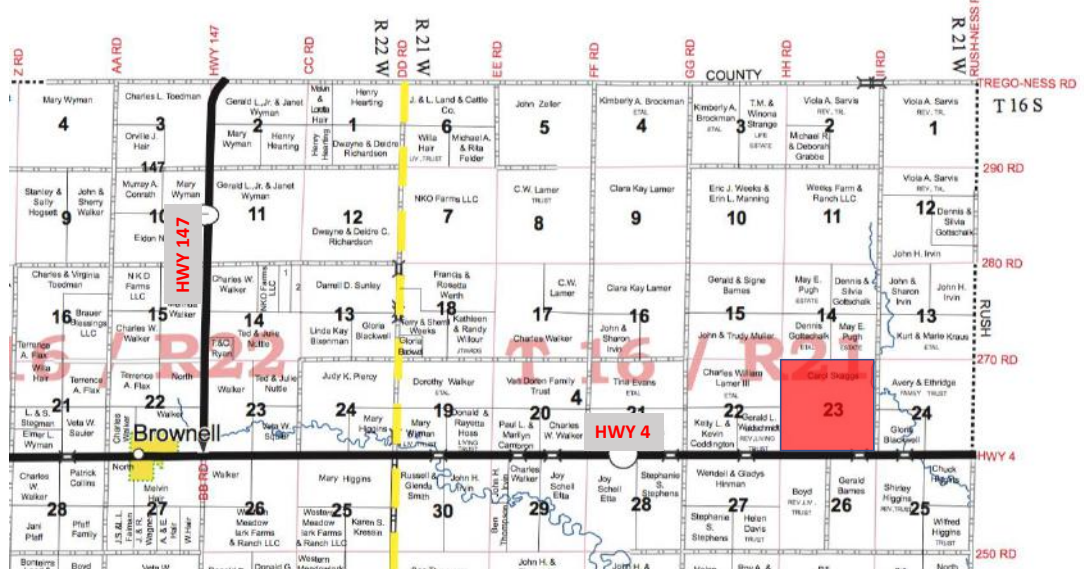
## Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 21st 2019 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. In the event a survey is necessary to establish the boundary line, it will be the responsibility and cost of the purchaser.

## Possession

Possession on the Grassland, Milo Stalks, and harvested feed acres will be after winter grazing or January 15th 2020, whichever comes first. Possession on the approximate 141 acres that are to be planted to wheat will be after the 2020 wheat harvest, with the purchaser to receive their 1/3 share of the harvested crop, delivered to an elevator in purchasers name. Purchaser will be responsible for their 1/3 share of any costs related to the growing wheat crop.

**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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