

CULTIVATION

GRASSLAND



AUCTION



FOR: L. L. & M. FARM PARTNERSHIP AUCTION

MONDAY, SEPTEMBER 20TH, 2021

313 ACRES MORE OR LESS ROOKS COUNTY, KS

AUCTION LOCATION: Knights of Columbus Hall, 204 N. Irving St., Plainville, KS

TIME: 10:00 a.m. CST

Land Location

From US Highway 183 and Highway 18 in Plainville, KS, drive 7.5 miles West to 10 Road, in Zurich, KS, then North 1 mile to the Southeast corner of the property.

Legal Description

The East Half (E/2) of Section Twenty-one (21), Township (9) South, Range Nineteen (19) West of the 6th P.M., Rooks County, KS.

F.S.A. Information

133.09 Acres Cultivation
126.68 Acres Fenced Grassland 42.80 Acres
C.R.P. @ \$50.11/Acre through 9/30/2031
6.98 Acres CRP @ 35.57/Acre through
9/30/2022
2.35 Acres unfenced grass acres

General Info

This property offers a farmer/rancher the opportunity to purchase grass, cultivation, hunting and guaranteed income all in a single tract. The cultivation has productive soil with areas of bottom ground. The grass areas have been maintained with a nice strand of brome. There is a developed water source with an electric submersible pump as well as a pond dam and springs throughout the bottom ground. The CRP has an excellent contract rate through 2031 and provides excellent cover for hunting. The entire property has good access and is close to 3 grain elevators.

Taxes

Seller to pay for 2021 and prior taxes, based on 2020 taxes which will be withheld from proceeds and paid to the BUYER. BUYER to pay for 2022 and all future taxes.

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 cultivation is in the PLC program.

| Base Acres | PLC yield |
|---------------------|-----------|
| Wheat 88.61 | 41bu. |
| Grain Sorghum 39.79 | 52bu. |

Minerals

All Seller's share of minerals to be conveyed with the transfer of the property to the purchaser.



Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be 30 days, or as soon as title requirements, 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. 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.

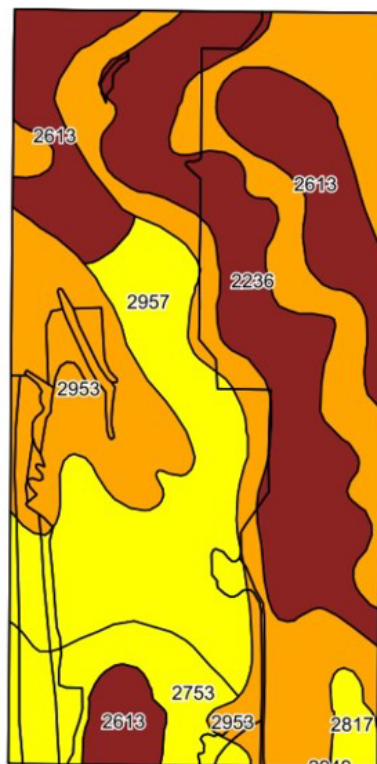
Possession

After the 2021 Milo harvest on Cultivated acres. December 31, 2021, on Grass and CRP acres. Seller and tenant to retain 2021 CRP payments. All future payments to be transferred to the Buyer.

**Live internet bidding available.
Call for details.**



| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c |
|------|---|--------|------------------|----------------------|------------------|
| 2953 | Wakeen silt loam, 3 to 7 percent slopes | 118.65 | 38.0% | | IVe |
| 2957 | Wakeen-Harney silt loams, 1 to 3 percent slopes | 59.94 | 19.2% | | IIIe |
| 2236 | Roxbury silt loam, occasionally flooded | 58.28 | 18.7% | | IIW |
| 2613 | Harney silt loam, 1 to 3 percent slopes | 47.81 | 15.3% | | IIe |
| 2753 | Penden loam, 3 to 7 percent slopes | 23.08 | 7.4% | | IIIe |
| 2817 | Uly silt loam, 3 to 6 percent slopes | 4.14 | 1.3% | | IIIe |



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



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