

Sold For: \$335,000.00



AUCTION



FOR: PETE AND RHONDA JOHNSON

MONDAY APRIL 25, 2016

160 ACRES MORE OR LESS

ELLIS CO., KS

AUCTION LOCATION: The Farm site: 1082 Mount Pleasant Road, Hays, KS 67601

TIME: 10:00 a.m. Real Estate
Personal Property sells after Real Estate

Manner of Sale

Land to be offered in Three Tracts

Tract I – Legal Description

Northeast Quarter (NE/4) of Section Twenty-Two (22) Township Fourteen (14) South, Range Nineteen (19), West of the 6th P.M., Ellis County, Kansas. Except an approximate 14 +/- Acre tract in the Northeast Quarter of the Northeast Quarter (NE/4 of NE/4). Exact Legal Description to be provided on Deed.

FSA Information

112.10 Acres Cropland (Milo Stalks)
Approximately 30 Acres Grassland

General Information

Good Productive soil with excellent access on both North & East sides. Grassland is watered by the well and pond water.

Tract II – Legal Description

A Tract of approximately 14 +/- Acres Located in the Northeast Quarter of the Northeast Quarter (NE/4 of NE/4) of Section Twenty-Two (22) Township Fourteen (14) South, Range Nineteen (19), West of the 6th P.M., Ellis County, Kansas. Exact legal description to be provided on deed.

General Information

1358sq. feet on main floor level, with a second story and basement, there are 3 bedrooms, 1 full bath & 1 half bath, family room and an attached single car garage. 36' X 34' implement build with cement floor and electricity. 60' X 60' Quonset building with full cement floor, electricity, overhead propane heater. Small set of Working Corrals. Watered by Rural Water

Seller will credit \$7500.00 for Replacement of septic system.

Tract III

Combination of Tracts I & II with sale being the highest total bid.

Possession

Immediate on idle cultivation, upon closing on grassland and 60 X 60 Quonset, May 30, 2016 on home and 36 X 34 implement building.

Taxes

Seller to pay 2015 and prior taxes. Purchaser to pay 2016 and future taxes.

Mineral Rights

All sellers interest to be conveyed. To seller's knowledge, all mineral rights 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, May 25th, 2016 or as soon as title requirements, it any, can be corrected.

Land Location

From the intersection of Highway 183 Bypass and Golf Course Road. 3 1/2 miles West and 2 miles South to the North East corner of the property.

Survey

If property is sold as Tract III there will be no survey provided.

Personal Property Vehicles

1958 Chevy Pickup, Model 31 Apache, 4 Speed, 6 Cylinder (DOES NOT RUN)
1952 International Pickup, Model L-120, 4 Speed, 6 Cylinder (DOES NOT RUN)
Honda 3-Wheeler (DOES NOT RUN)

Equipment & Miscellaneous

(2) Sunray 4000# Crane Hoists
Acetylene Torch, Bottles & Extra Tips
Red Arrow Press
(2) 2 ton floor jacks
New & Used Pipe Wrenches
20 Ton Bottle Jack
Come-A-Long
100# Propane Bottle w/ Infrared Heater
Several Log Chains
Chain Hoists 1/2 Ton up to 3 Ton
Overhead Hoist on Rollers
Freon & Freon Gauges
Bolt Bin W/ Bolts
(2) Work Benches
High lift Jacks
Golden Rod Fence Stretcher
Silage & Pitch Forks

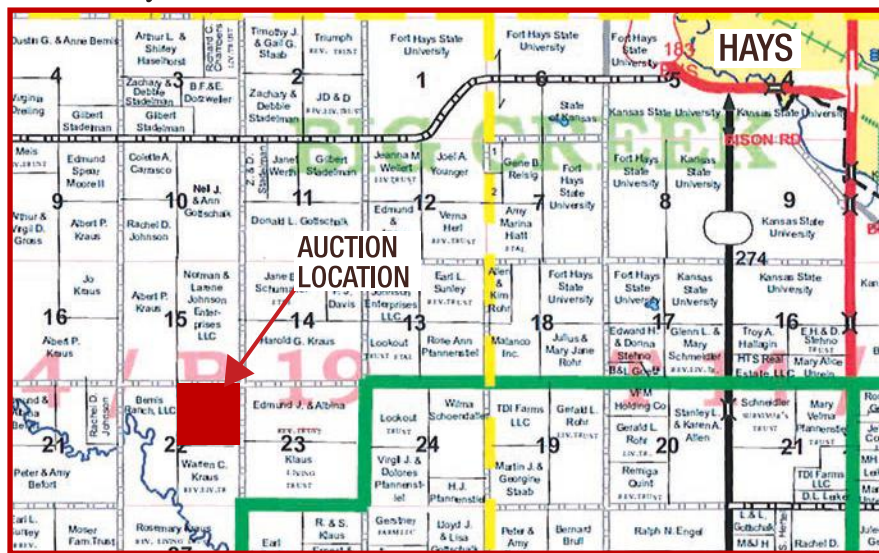
Antiques

School Bell W/ Yoke
Scythe
Mobilube Barrel (small) w/ Pegasus Emblem
Several Screw Jacks
Oil & Gas Cans
Large Safe
Cream Cans
Turn of the Century Trip Hammer
Several Bikes

Personal Property Terms

Cash day of the sale

Live internet bidding available.
Call for details.



OPEN HOUSE
Sunday,
April 10,
2016
From:
1:00 P.M. to
3:00 P.M.
Only



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



Farmland Auction & Realty Co., Inc.

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