

# 240 acres More or Less Trego Co. Farmland For: The Collins & Abernathy Family Monday, April 8, 2024



## AUCTION LOCATION

**Knights of Columbus  
1013 Washington St, Ellis, KS 67637**

**TIME: 10 AM**

### LAND LOCATION:

From Ellis, KS/I70 Exit 145, 5 miles West on I70 to Riga Exit 140. North 3.75 miles to the SWC of Tract 1. Continue North 1/2 mile to H Road and 1/2 mile East to the SWC of Tract 2.

### TRACT 1 LEGAL DESCRIPTION:

The Northwest Quarter (NW/4) of Section Ten (10), Township Twelve (12) South, Range Twenty-one (21) West of the 6th P.M. Trego County, KS

### F.S.A. INFORMATION:

- 156.81 acres cultivation
- 34.71 acres (planted to wheat)
- 122.1 acres fallow wheat stubble
- .91 acres lease roads/Unfenced grass

### TRACT 2 LEGAL DESCRIPTION:

The West Half of the Southeast Quarter (W/2 SE/4) of Section Three (3), Township Twelve (12) South, Range Twenty-one (21) West of the 6th P.M. Trego County, KS

### F.S.A. INFORMATION:

78.24 Acres Cultivation (planted to wheat)

### GENERAL INFORMATION:

Both Tracts have good access and are close to local elevators. The tracts have been well-maintained by the same tenant for nearly 60 years. Tract 1 is made up of primarily Class II Harney Silt Loam and Carlson Silt Loam Soils with minimal slopes of 0-3% and are terraced where necessary with adequate conservation practices. These are productive soils with excellent income producing potential. There are also 3 producing wells that will transfer with the property. Tract 2 is made up of Class III Penden Clay Loams.

### SW/C of Tract 1



### NE/C of Tract 1



### MINERALS:

All Seller's Interest will convey with the property. To the seller's knowledge, all minerals are intact. Royalty Interest in Tract 1 of .125. (2023 1,597bbls, 2022 1,120bbls, 2021 1,439bbls, 2020 1,765bbls) sells with an effective date of transfer on the 1st of the month immediately following closing.

### TAXES:

Year 2023 taxes and all prior taxes to be paid by the SELLER. Year 2024 and all future taxes to be paid by the BUYER. The 2023 Real Estate taxes were: Tract 1: \$1,279.58. Tract 2: \$247.74. The 2023 Mineral Taxes were: \$1016.80.

### 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. This tract is enrolled in the PLC program.

FSA Information, Tract 1 & 2 Combined		
Wheat Base Acres	179.5a	42bu



**FOR MORE INFORMATION AND TO SEE DRONE FOOTAGE, SCAN THE QR CODE TO BE DIRECTED TO OUR WEBSITE**

### SW/C of Tract 2

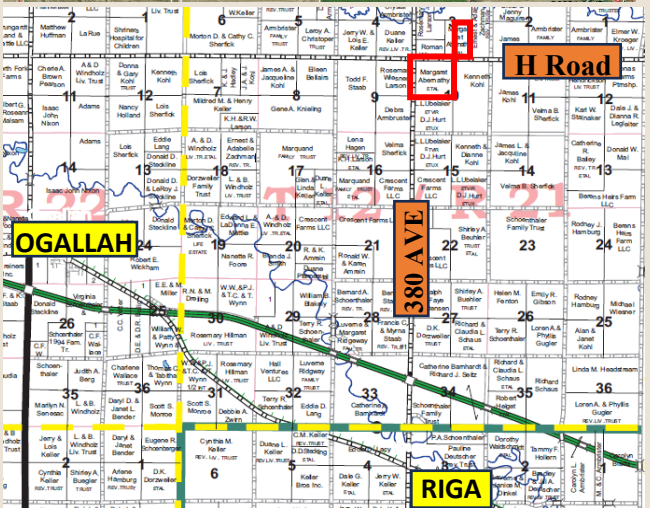
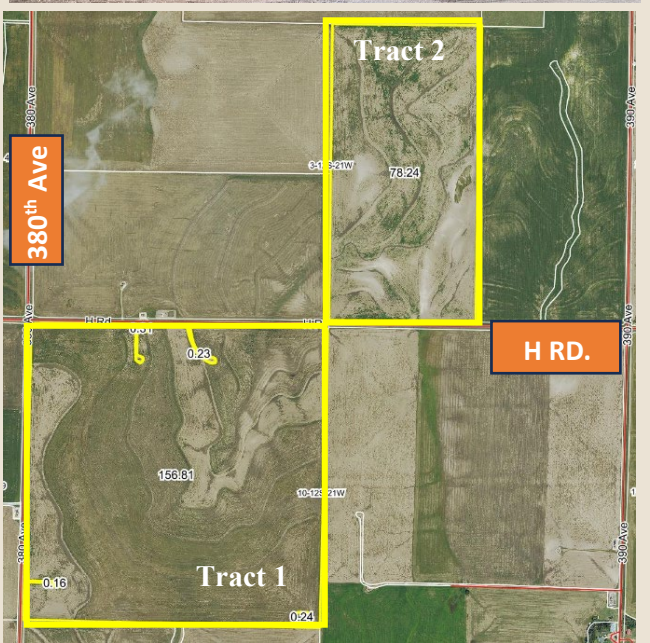


Parcel	Soil Type	Area (Acres)	Slope (%)	Category
2612	Harney silt loam, 0 to 1 percent slopes	111.06	47.1%	IIC
2574	Carlson silt loam, 1 to 3 percent slopes	68.59	29.1%	IIE
2747	Penden clay loam, 3 to 7 percent slopes	56.26	23.8%	IIIE
2748	Penden clay loam, 3 to 7 percent slopes, eroded	0.08	0.0%	IIIE

### POSSESSION:

Possession will be after the 2025 wheat harvest. The landowners 1/3 share in the 2024 growing wheat crop will be delivered to an elevator in the landowner's name. The tenant intends to plant wheat on 100% of cultivation. The landowner's 1/3 share in the 2025 growing wheat crop will be delivered to an elevator in the landowner's name. The 2024 wheat crop is not enrolled in crop insurance.

**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 May 23<sup>rd</sup>, 2024, 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. Sale is not contingent on the 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, 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. 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.



**Listing Agent:** Jason Pfeifer (785) 483-1805

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

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