

Tract I Sold For: \$275,000

Tract II Sold For: \$170,000

Tract III Sold For: \$171,000



AUCTION



FOR: MELBA BORGER ESTATE

FRIDAY, JUNE 17TH, 2016

480 ACRES MORE OR LESS
NESS CO., KS

AUCTION LOCATION: Ness County Bank Building, 102 W. Main,
Ness City, Kansas 67560

TIME: 10:00 a.m.

Manner of Sale:

Land to sell in individual Tracts

Land Location

From the intersection of Hwy 283 and K-96 in Ness City, Ks. Go 6 miles South to 70 Rd., then 1 mile East to the Southwest Corner of Tract I

Tract I - Legal Description

Southwest Quarter of Section Twenty-Eight (28) Township Nineteen (19) South, Range Twenty-Three (23) West of the 6th P.M., Ness County, Kansas

F.S.A. Information

157.83 Acres Cultivation (planted to wheat)

.99 Acre old building site

Tract II - Legal Description

Southeast Quarter (SE/4) of Section Twenty-Eight (28) Township Nineteen (19) South, Range Twenty-Three (23) West of the 6th P.M., Ness County, Kansas

F.S.A. Information

72.65 Acres Cultivation

72.13 Acres Grassland (with windmill)

1.91 Acres old house & outbuildings

Tract III - Legal Description

Northwest Quarter (NW/4) of Section Twenty-Eight (28) Township Nineteen (19) South, Range Twenty-Three (23) West of the 6th P.M., Ness County, Kansas

F.S.A. Information

76.63 Acres Cultivation

81.97 Acres Grassland

Minerals

All seller interest to be conveyed to purchasers. To sellers knowledge minerals are intact.

Taxes

Sellers to pay 2016 and prior taxes based on 2015 taxes. Purchasers to pay 2017 and future taxes. 2015 total combined taxes were \$1,635.50.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before July 18th, 2016 or as soon as title requirements, if any, can be corrected. Title insurance will be furnished, and paid for, by sellers.

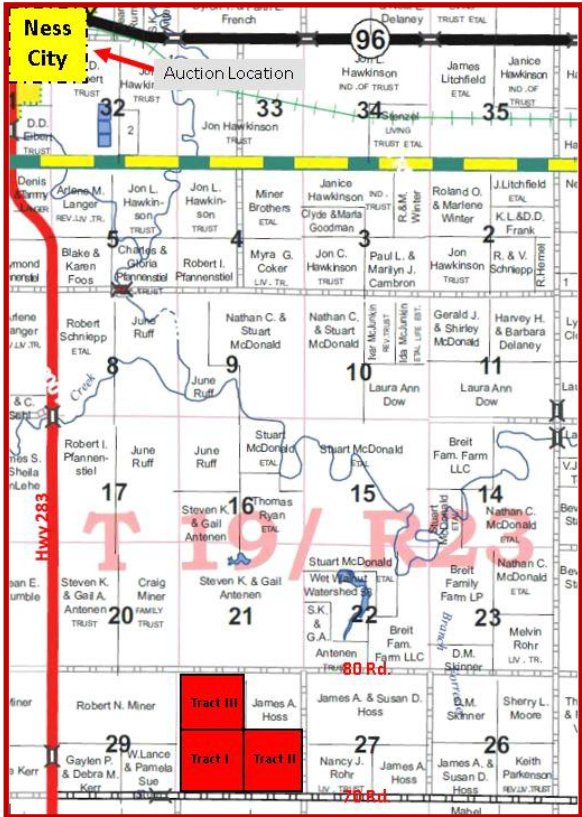
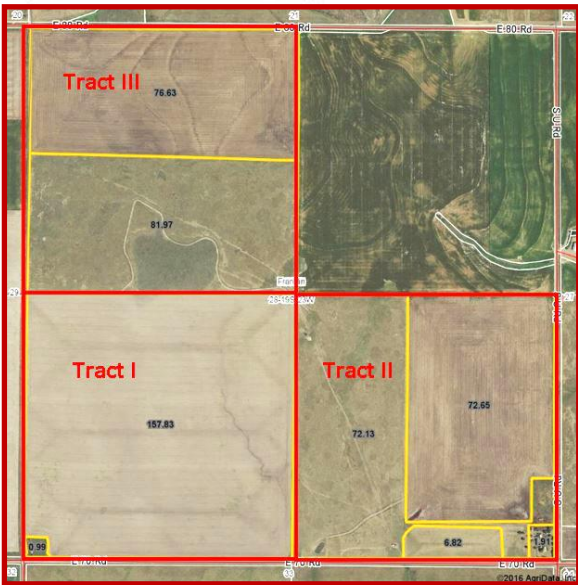
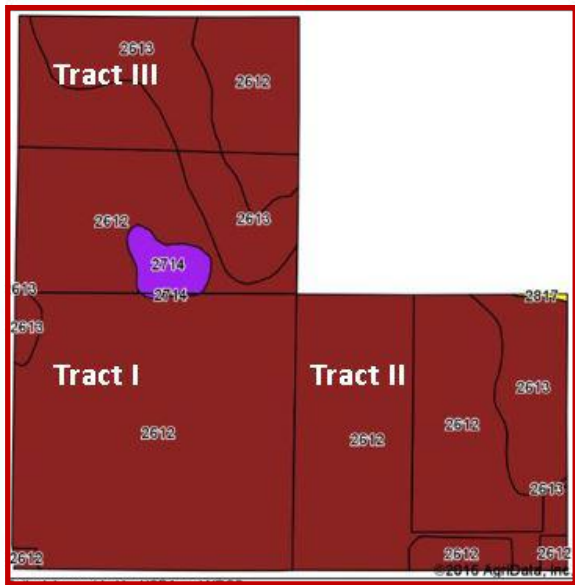
Possession

Tract I possession will be after the 2016 wheat harvest with the seller retaining their 1/3 share of the 2016 wheat crop. Tract II possession on the grassland will be March 1, 2017, 1.91 acres more or less of farmstead will be at closing and the idle cultivation acres will be following the 2017 wheat harvest with the purchaser receiving the landowners 1/3 share of the 2017 crop, harvested and delivered to the nearest elevator in purchaser's name. Tract III possession on the grassland will be March 1, 2017 and idle cultivation acres will be following the 2017 wheat harvest with the purchaser receiving the landowners 1/3 share of the 2017 crop, harvested and delivered to the nearest elevator in purchaser's name.

Government Programs

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

Live internet bidding available.
Call for details.



Area Symbol: KS135, Soil Area Version: 12								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Winter wheat
2612	Harney silt loam, 0 to 1 percent slopes	386.02	82.0%		IIc	I	3455	
2613	Harney silt loam, 1 to 3 percent slopes	75.99	16.1%		Ile	Ile	3455	
2714	Ness clay	8.52	1.8%		VIW		1500	
2817	Uly silt loam, 3 to 6 percent slopes	0.40	0.1%		IIIe	IIIe	3455	1
Weighted Average							3419.6	1

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.

1390 E. 8th, Unit A Hays, Kansas 67601

(785) 628-2851

Toll Free 1-888-671-2851

E-Mail: farmland@farmlandauction.com

Web: www.farmlandauction.com

