

CULTIVATION



GRASSLAND



AUCTION

FOR: BROWN LIVING TRUST

THURSDAY, JUNE 17, 2021

320 ACRES MORE OR LESS GRAHAM CO., KS

AUCTION LOCATION: McKenna Youth Center, 311 Main St., Palco, KS

TIME: 10:00 a.m. CST

Land Location

From US Highway 283 and Highway 24 in Hill City, KS, drive 9 miles South to "H" Road, then East 7 miles to 330 Avenue, then North ½ mile to the Southeast corner of the property. From Palco, KS, drive South 1 mile to "X" Road, then West 9 miles to 330 Avenue and North ½ mile to the Southeast corner of the property.

Legal Description

Southeast Quarter (SE/4) of Section Twenty-three (23) and the Northeast Quarter (NE/4) of Section Twenty-six (26), all in Township Nine (9) South, Range Twenty-two (22) West of the 6th P.M., Graham County, Kansas.

F.S.A. Information

123.91 Acres Cultivation

123.14 Acres Grassland

75.01 Acres C.R.P. @ \$35.25/Acre through 09/30/2025

Taxes

Seller to pay first half 2021 and prior taxes. Purchaser to pay second half 2021 and future taxes based on the 2020 taxes which were \$454.30 on the SE/4 23-9-22 and \$1761.82 on the NE/4 26-9-22.

General Info

This nice tract of land gives a purchaser the opportunity to acquire productive farm ground, quality pasture and income producing C.R.P. all in one tract. The cultivation provides primarily Class II Holdrege silt loam soils with 1% to 3% slope. The C.R.P. provides a guaranteed income until 2025. Grass acres provide native grasses for livestock grazing. There is pond water towards the north end of the pasture. There was a new water well drilled in February of 2021. The 150 foot well had casing set with 74 foot of water and 50 gallons per minute. It is up to the buyer to further develop this water source.

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.

Crop	Base Acres	PLC Yield	Program
Wheat	45.65	35	PLC
Corn	49.67	105	PLC

Minerals

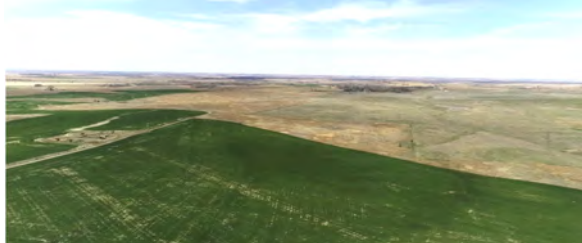
All Seller's Interest to be conveyed. To Seller's knowledge, all minerals are intact.

Terms

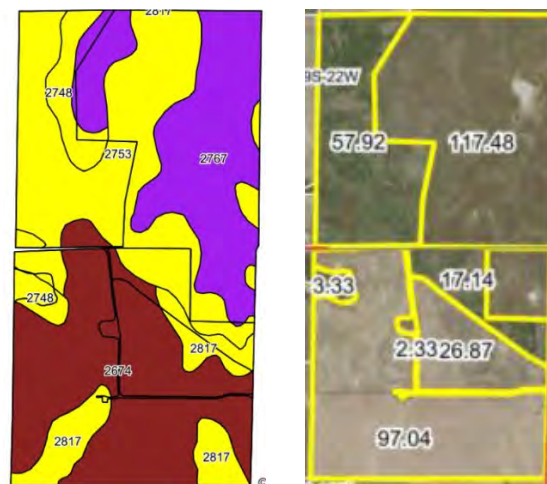
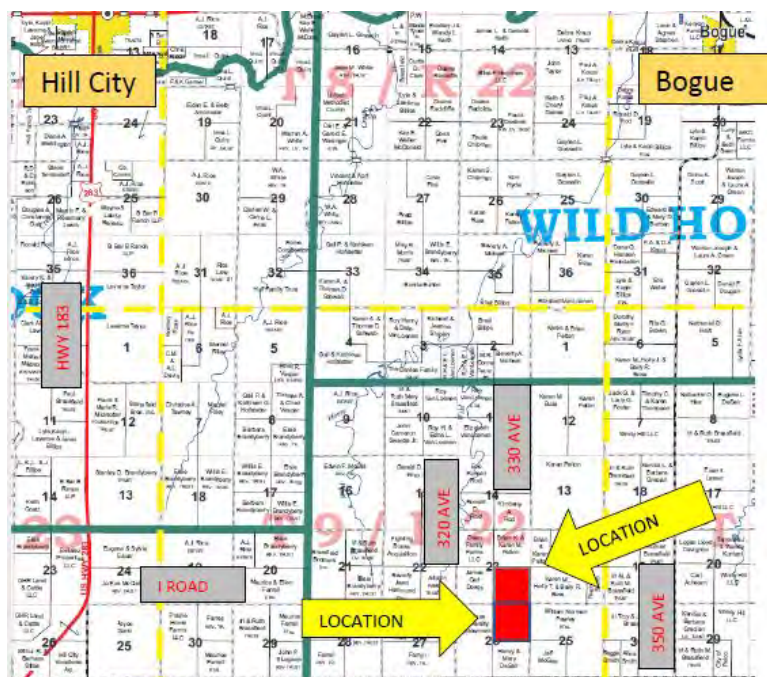
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before July 21st, 2021 or as soon as title requirements, if any, can be corrected. Every effort will be made to honor said original closing date set forth in this contract. However, due to circumstances 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

Possession of cultivation will be after the 2021 wheat harvest. Possession on the Grassland acres and C.R.P. acres will be at closing. Buyer to receive Sellers 100% share of the 2021 C.R.P. payment and all future payments. Seller further reserves farm machinery located on the property to be removed by September 1, 2021.



Live internet bidding available. Call for details.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	102.40	31.8%		Ile
2753	Penden loam, 3 to 7 percent slopes	94.14	29.2%		Ile
2767	Penden-Uly complex, 7 to 20 percent slopes	76.39	23.7%		Vie
2817	Uly silt loam, 3 to 6 percent slopes	30.88	9.6%		Ile
2748	Penden clay loam, 3 to 7 percent slopes, eroded	18.25	5.7%		Ile

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.



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