

Sold For \$201,000.00



C.R.P.

# AUCTION



FOR: ALBERT & LOUISE HORNING HEIRS  
**MONDAY, JUNE 12TH, 2017**

**240 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.**

**Land Location**

From the intersection of Hwy 283 & Hwy 4, go 2 3/4 Mi South to 230th Rd. then 3 1/4 Mi. West to the Northeast Corner of the property.  
 From intersection Hwy 96 & Hwy 283 in Ness City, go 10 Mi. North on Hwy 283 to 230th Rd. then 3 1/4 Mi. West to the Northeast Corner of the property.

**Legal Description**

Northwest Quarter (NW/4) and the West Half of the Northeast Quarter (W/2 of NE/4) all in Section Ten (10) Township Seventeen (17) South, Range Twenty-Four (24) West of the 6th P.M. Ness County, Kansas.

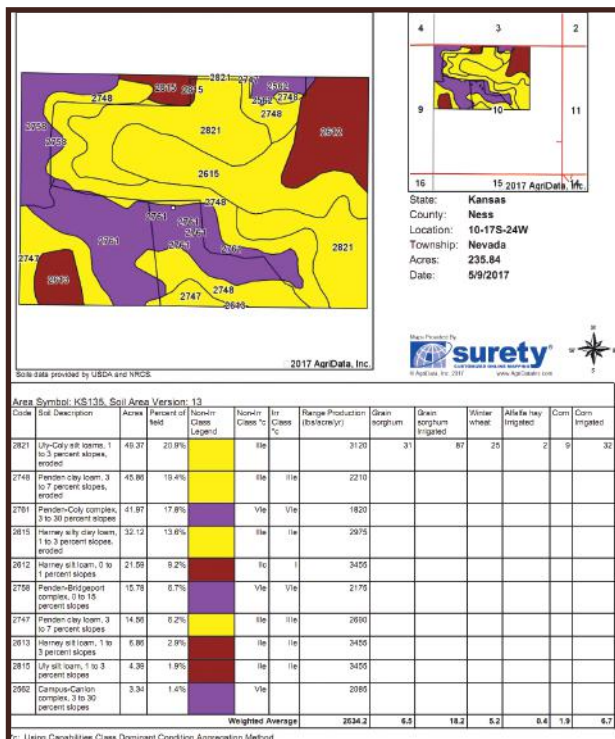
**F.S.A. Information**

123.74 Acres Cultivation  
 86.29 Acres Grassland/Old Farm Site  
 25.85 Acres C.R.P @ \$27.28/acre until 9-30-2020

**General Information**

This is a very nice, well balanced tract, having productive cultivation along with good grassland. The cultivation has good soils and is terraced. The grassland is watered by a windmill. This tract is only four miles from the grain elevator and the access is good with the well maintained county gravel road on the north side of the property.

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



**Taxes**

Seller to pay first half of 2017 Taxes & prior based on 2016 taxes, purchaser to pay 2nd half of 2017 taxes & subsequent. 2016 taxes were \$777.54.

**Minerals**

All seller's interest to be conveyed to purchaser, to seller's knowledge all minerals are intact. There is currently a salt water disposal well with the annual payment being \$100.

**Terms**

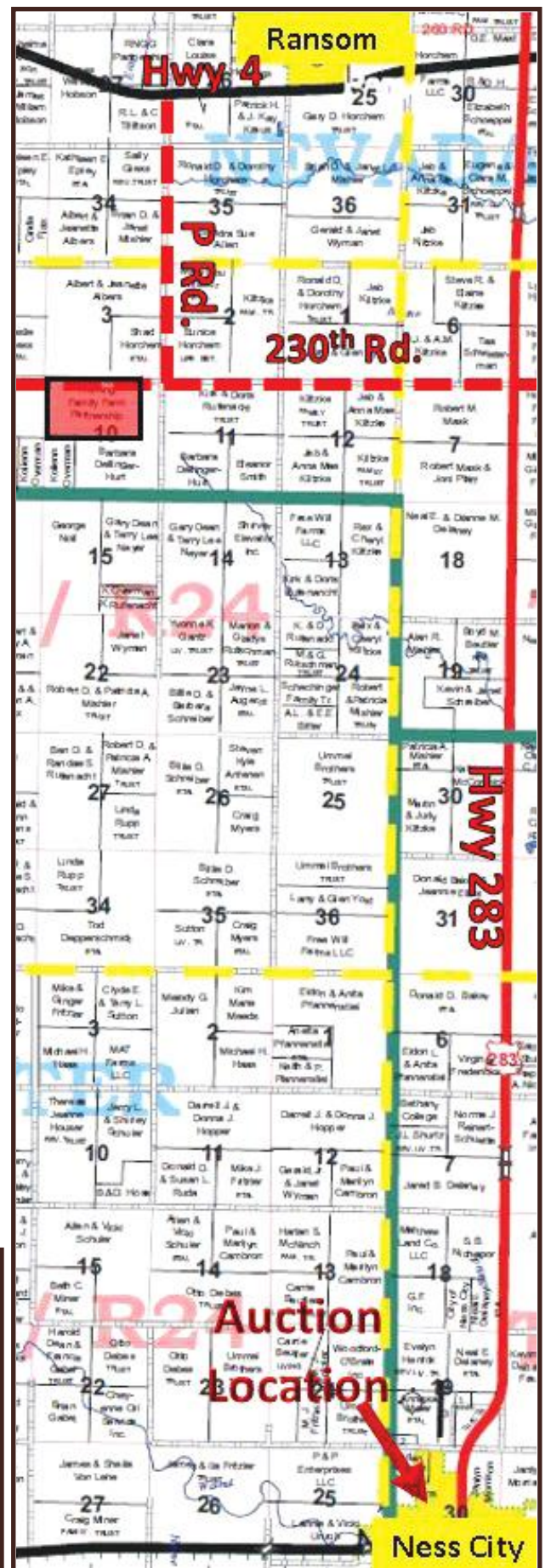
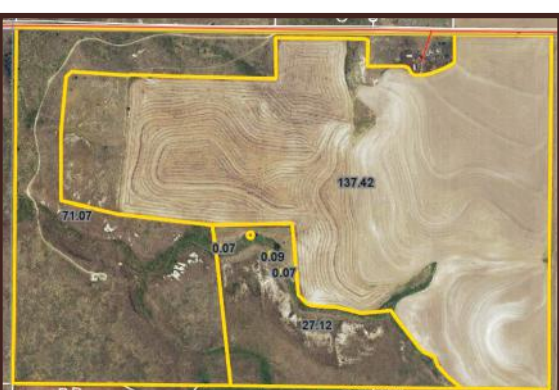
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before July 12th, 2017 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

**Possession**

Will be subject to a current written lease with Kevin Schreiber, the tenant. Possession on the grassland will be immediate. Tenant's intention is to plant the idle acres to a fall crop. Tenant being responsible for fertilizer costs up to \$47.50/acre with purchaser being responsible for their 1/3 cost share over that amount, and possession will be Jan 1st 2018. In the event these acres are planted to fall seeded crop, then possession will be after the 2018 harvest of said crop. In either case, purchaser will receive land owners 1/3 share of the crop harvested and delivered to the nearest elevator in the purchaser's name. Tenant to receive 100% of the government payments related to these crops. Possession on the C.R.P. acres will be at closing with purchaser receiving 100% of the 2017 and future C.R.P. payments.

**Government Programs**

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in.  
 Wheat: ARC-CO Program Base: 65.72 Yield: 34bu.  
 Grain Sorghum: PLC Program Base: 46.28 Yield: 55bu.



**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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