

Tract I Sold For: \$179,000

Tract II Sold For: \$136,000



Wind Energy Lease

Oil Production

# AUCTION



FOR: VADA (HUXMAN) FARRINGTON & STOUT FARRINGTON

MONDAY, APRIL 9TH, 2018

160 ACRES MORE OR LESS  
NESS CO., KS

**AUCTION LOCATION:** Ransom VFW – 516 Vermont Ave,  
Ransom, KS 67572

**TIME: 10:00 a.m.**

### Land Location

From Ransom, Ks on Hwy 4, go 9 Miles West to H Rd then 1 Mile North to the SWC of the property.  
From Utica, Ks on Hwy 4, go 3 1/2 Miles East to H Rd then 1 Mile North to the SWC of the property.

### Tract I - Legal Description

Southwest Quarter (SW/4) of Section Sixteen (16) Township Sixteen (16) South, Range Twenty-Five (25) West of the 6th P.M. Ness Co., Ks Surface Rights Only.

### F.S.A Information

149.62 Acres Cultivation  
4.2 Acres Unfenced Grassland  
4.97 Acres Waterway  
0.48 Acres Tank Battery/Pumping Unit Site

### General Info

This is a very productive tract of cultivation with 78% being Harney silt loam with 0-1% slopes, and 15% being Harney silt loam with 1-3% slopes. The access is very good, located 1 Mi. North of K-4 Highway and having a well maintained gravel road on the West and South sides. This property is currently in a wind energy lease.

### Tract II - Legal Description

All of seller's mineral and producing royalty interest on Tract I, decimal interest being 0.125. There is one producing oil well that was completed in April of 2014 and is producing from the Mississippian formation. Production in 2014-7,926bbls. 2015-4,397bbls, 2016-2,752bbls, and up to November 1st of 2017-1,818bbls. Effective date of transfer will be June 30th, 2018.

### Taxes

Seller to pay 2017 and prior taxes. 2018 and future real estate taxes to be paid by purchaser. Oil tax is to be prorated to June 30, 2018. Real Estate taxes on the property for 2017 was \$1,109.32 and the Oil Tax for 2017 was \$36.84.

### 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.

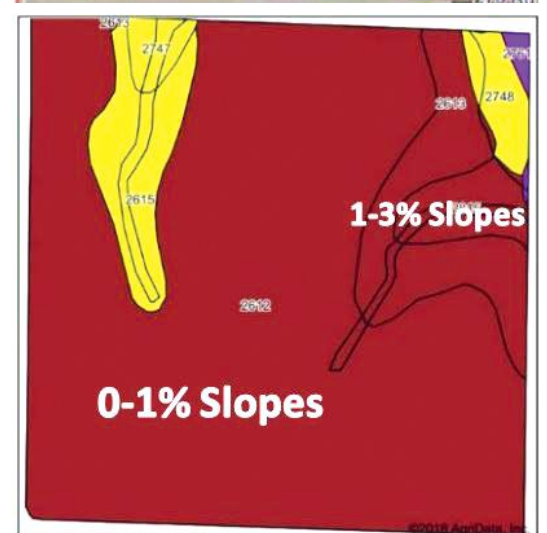
Base Acres	PLC yield	Program
Wheat- 91.43	32bu.	ARC
G. S.- 29.14	36bu.	PLC

### Terms

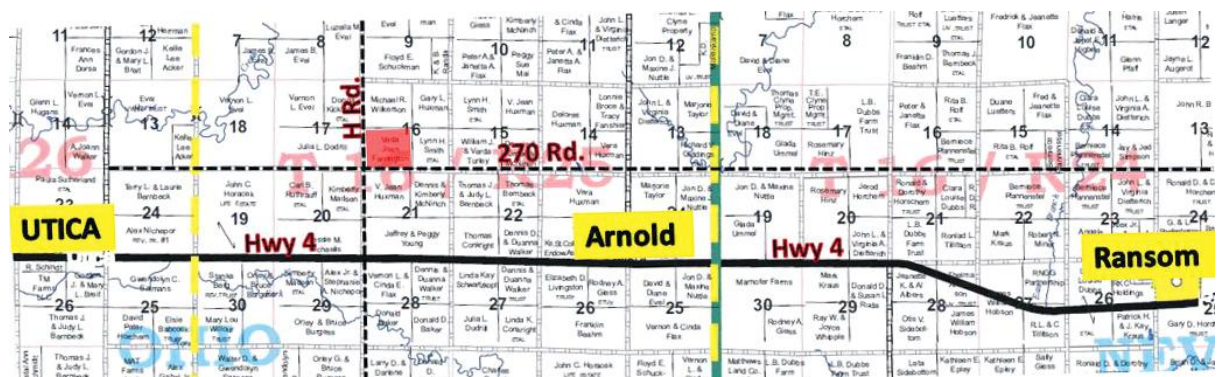
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before May 9th, 2018 or as soon as title requirements, if any, can be corrected. The seller agrees to convey said property by a good and sufficient Deed to the purchaser, subject to easements, 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 warranty deed and title insurance on Tract I. Seller to furnish sufficient mineral deed on Tract II.

### Possession

After the 2018 wheat harvest on approximately 74.01 planted wheat acres, and after the 2018 milo harvest on the balance being approximately 75.52 acres to be planted to milo. Purchaser to receive the 2018 cash rent in the amount of \$3,700, payable August 1st, 2018.



Live internet bidding available. Call for details.



**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.



## Farmland Auction & Realty Co., Inc.

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