

Sold For: \$190,000.00

Cultivation



AUCTION



FOR: **LOWELL D. & JANET N. LAPPIN**

MONDAY, OCTOBER 2ND, 2017

160 ACRES MORE OR LESS
GRAHAM CO., KS

AUCTION LOCATION: First State Bank (basement)- 101 E Cherry St, Hill City, KS 67642

TIME: 10:00 a.m.

Land Location

From the intersection Hwy 24 & Hwy 283 in Hill City, go 13 Miles North on Hwy 283 then 1 Mile East on DD Rd.

Legal Description

Southwest Quarter (SW/4) of Section Six (6) Township Six (6) South, Range Twenty-Two (22) West of the 6th P.M. Graham County, Ks

F.S.A Information

145.3 Acres Cultivation (currently in soybeans)
9.19 Acres Trees & Grass

Taxes

Seller to pay 2017 taxes & prior based on 2016 taxes, purchaser to pay 2018 taxes & subsequent. 2016 taxes \$1,321.20

Live internet bidding available. Call for details.

Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. All Government Payments to follow crop interest. The property is currently in the ARC program with the PLC yields being: Wheat-41bu, base- 78.54 Acres, & Corn-92bu, base- 33.09 Acres

Minerals

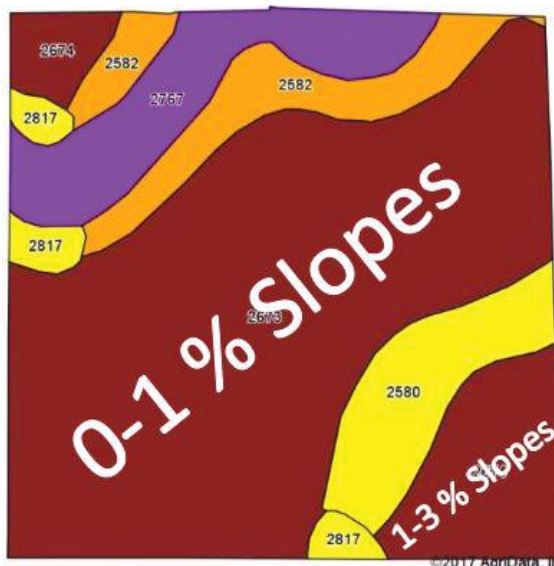
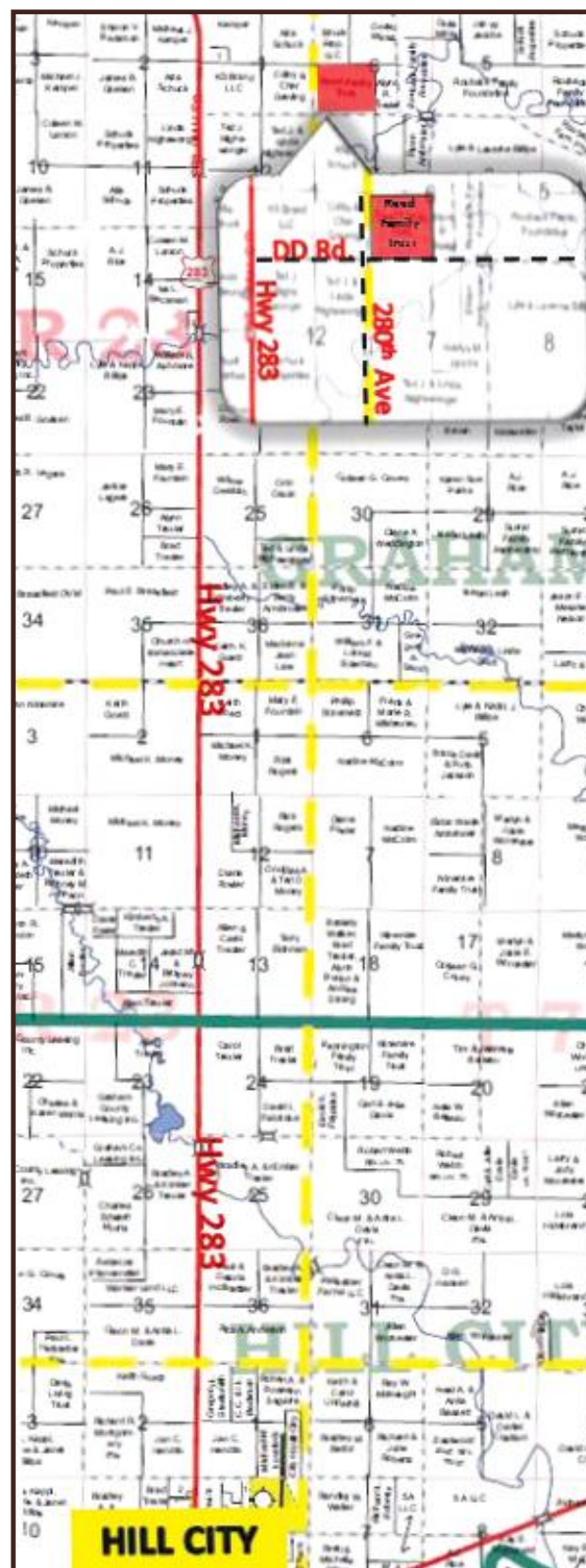
All seller's interest to be conveyed to purchaser. To seller's knowledge all minerals are intact.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 2nd, 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

January 1st, 2018



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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