

Sold For: \$340,000



AUCTION



FOR: NANETTE FOORE & BRENDA SMITH
MONDAY, MARCH 18TH, 2019
320 ACRES MORE OR LESS
TREGO CO., KS

AUCTION LOCATION: Knights of Columbus Hall—1013 Washington St. Ellis, KS | **TIME: 10:00 a.m.**

Land Location

From Exit 145 on Interstate 70, Ellis, Ks, go 10 miles West to the Ogallah Exit 135, North ½ mile to Old Highway 40, 1 ½ miles Easterly on the North side of I-70 to K Terrace, follow the signs East ¼ Mi. and ½ Mi. North to the South side of the property

From Exit 128 on Interstate 70, WaKeeney, Ks, go 7 miles East to the Ogallah Exit 135, North ½ mile to Old Highway 40, 1 ½ miles Easterly on the North side of I-70 to K Terrace, follow the signs East ¼ Mi. and ½ Mi. North to the South side of the property

Legal Description

Southeast Quarter (SE/4) Section Nineteen (19) & Southwest Quarter (SW/4) Section Twenty (20) all in Township Twelve (12) South, Range Twenty-One (21) West of the 6th P.M. Trego Co., Ks

F.S.A. Information

318.26 Acres Grassland
1.46 Acres Oil Lease Rd.

General Information

This excellent half section of grass has been maintained throughout the years and contains good fences. The grassland is watered by Spring Creek which provides natural water throughout, in addition, there is another natural spring on the property. The trees and draws will provide shade and shelter for livestock.

Taxes

2018 & prior taxes to be paid by the seller. 2019 & future taxes to be paid by purchaser. 2018 taxes were \$802.10

Minerals

Surface Rights Only

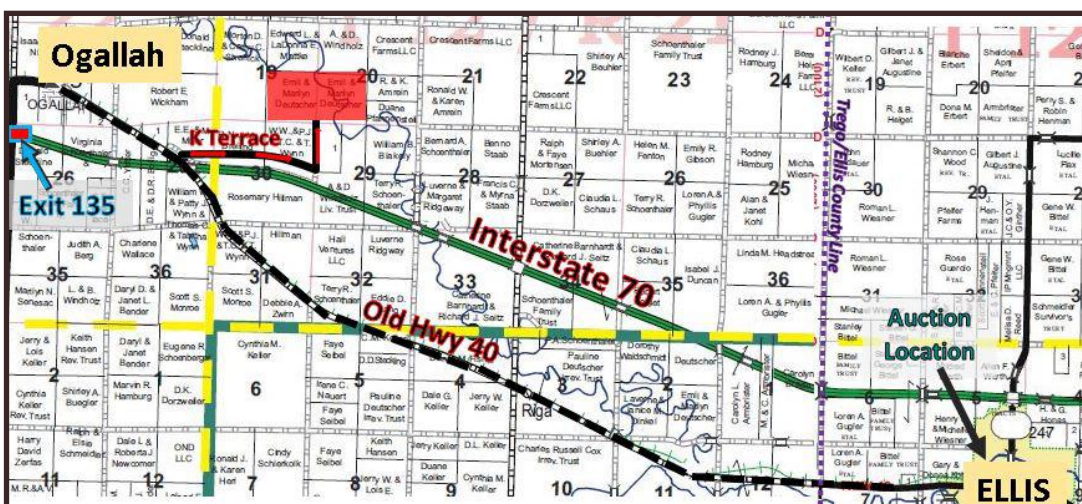
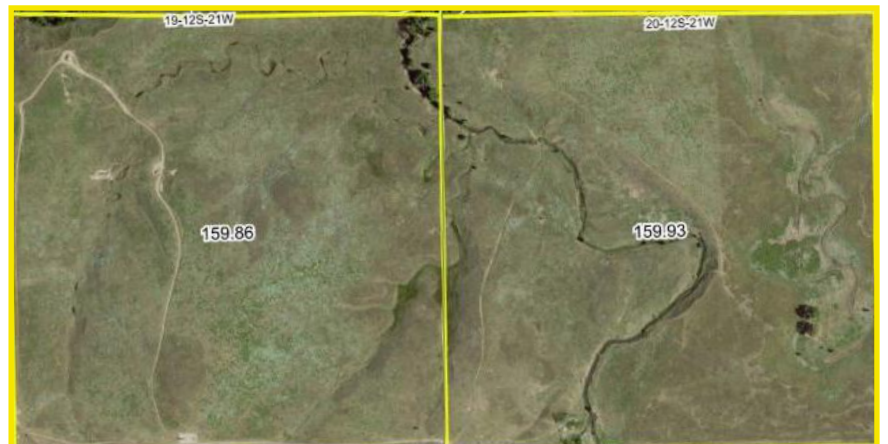
Live internet bidding available. Call for details.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before April 18th, 2019 or as soon as title requirements, if any, can be corrected. 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 warranty deed and title insurance showing merchantable title in Seller.

Possession

Upon signing of contract & payment of down money.



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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