



# AUCTION



FOR: PENNIE GRUMBEIN AVERY, JACK AVERY, & DUANE ETHERIDGE  
 WEDNESDAY, NOVEMBER 8TH, 2017  
 880 ACRES MORE OR LESS  
 NESS & RUSH CO., KS

AUCTION LOCATION: McCracken City Building-309 Main St,  
 McCracken, KS 67556

TIME: 10:00 a.m.

### Land Location

From the intersection of Ave I & Hwy 4 in McCracken, go 1 Mi. N to 230th Rd. & 1 Mi. E to the SEC of Tract 5. Go another ½ Mi. N on CR120 to the SEC of Tract 6.

From the intersection of Ave I & Hwy 4 in McCracken, go 4 Mi. N on Hwy 4, 1 Mi. W to the SEC of Tract 1 & the NEC of Tract 4.

From the SEC of Tract 1, go ½ Mi. N to the SEC of Tract 2

From the SEC of Tract 1, go 1 Mi. W to II Rd, then ½ Mi. N to the SWC of Tract 3.

### Tract I - Legal Description

Southeast Quarter (SE/4) of Section Twenty-Four (24) Township Sixteen (16) South, Range Twenty-One (21) West of the 6th P.M. Ness Co., Ks.

### F.S.A Information

Approx. 149 Acres Cultivation

Approx. 5 Acres Waterways

### Tract II - Legal Description

Northeast Quarter (NE/4) of Section Twenty-Four (24) Township Sixteen (16) South, Range Twenty-One (21) West of the 6th P.M. Ness Co., Ks.

### F.S.A Information

Approx. 149 Acres Cultivation

Approx. 9 Acres Waterways

### Tract III - Legal Description

Northwest Quarter (NW/4) of Section Twenty-Four (24) Township Sixteen (16) South, Range Twenty-One (21) West of the 6th P.M. Ness Co., Ks.

### F.S.A Information

81.74 Acres Fenced Grassland/Old Farmstead

Approx. 73 Acres Cultivation

### Tract IV - Legal Description

Northeast Quarter (NE/4) of Section Twenty-Five (25) Township Sixteen (16) South, Range Twenty-One (21) West of the 6th P.M. Ness Co., Ks.

### F.S.A Information

61.12 Acres Cultivation

96.02 Acres Grassland

### Tract V - Legal Description

Southeast Quarter (SE/4) of Section Five (5)

Township Seventeen (17) South, Range Twenty (20)

West of the 6th P.M. Rush Co., Ks.

### F.S.A Information

58.69 Acres Grassland

Approx. 10.84 Acres Waterways/Trees

Approx. 90.86 Acres Cultivation

### Tract VI - Legal Description

South Half of the Northeast Quarter (S/2 of NE/4) of

Section Five (5) Township Seventeen (17) South,

Range Twenty (20) West of the 6th P.M. Rush Co., Ks.

### F.S.A Information

Approx. 76.85 Acres Cultivation

Approx. 1.5 Acres Waterways

### General Information

There are excellent soils on all of these tracts. The location and access is good as well, with some having K-4 highway frontage, and the balance having well maintained county gravel roads, and close to the grain elevators. Tract 3 has a marginal water well, and the Rush Co. Rural water district No. 1 has agreed to approve a meter. Tracts 4 & 5 water wells are approx. 30' and are currently being used.

### Taxes

Seller to pay 2017 and prior taxes. Purchaser to pay 2018 and subsequent taxes. 2016 taxes on Tracts 1-3 were \$2,698.20, Tract 4: \$591.36, & Tracts 5-6 \$1,662.76.

### Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. SELLERS retain their share of 2016 Government Program Payments to be paid in 2017 and the 2017 payments to be paid in 2018. Tracts 1-6 are all enrolled in the PLC program with the base acreages and yields below:

	base acres	yield
Tracts 1-4	Wheat-163.08	33bu
	Corn- 32.57	102bu
	G.S.- 145.05	61bu
	Soybeans- 26.43	18bu
Tracts 5-6	Wheat-63.42	33bu
	Corn-12.66	102bu
	G.S.-56.41	61bu
	Soybeans- 10.28	18bu

### Minerals

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

### Survey

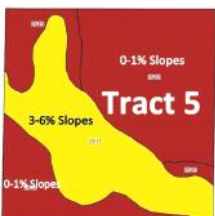
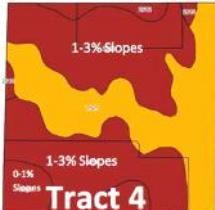
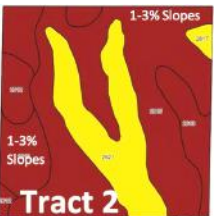
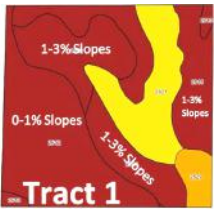
In the event of a survey, to establish boundary lines between the adjoining tracts, the cost of the survey will be shared equally between the purchaser and the adjacent land owners.

### Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, Tracts 1-3 said closing to be on or before December 8th, 2017 or as soon as title requirements, if any, can be corrected. Tracts 4-6 said closing not to be before January 1st, 2018 and no later than January 8th, 2018 or as soon as title requirements if any, can be corrected, subject to easements, restrictions, roads, right-of-ways, leases, reservations and county zoning regulations of record. Seller(s) to furnish Trustees deed and title insurance showing merchantable title in Seller.

### Possession

Tracts 1, 2, 3, & 4 possession on the cultivation, intended to be all planted to wheat, will be after the 2018 wheat harvest with the landowners 1/3 share of the wheat harvested and delivered to the nearest elevator in the purchaser's name with the purchaser being responsible for their 1/3 share of the related cost, including, but not limited to, the fertilizer, including phosphate at planting, NH3 top dressing, weed control, & fungicide all in the spring, as well as their 1/3 share of the federal crop insurance. Possession on Tracts 5 & 6, cultivation (all planted to milo) will be at closing, or after the 2017 fall milo harvest. The grassland possession on tracts 3, 4, & 5 will be at closing with the current tenant reserving all personal property, including but not limited to, a windmill, pump jacks, water tanks, pipe, cylinders down hole, electric wire, posts around the pastures, and any farm implements.



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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Tract 5: \$194,000

Tract 6: \$120,000