

Sold for: \$320,000.00



AUCTION

FOR: CECILIA A. HART TRUST

WEDNESDAY, APRIL 25TH, 2018

150 ACRES MORE OR LESS

ELLIS CO., KS

AUCTION LOCATION: Holiday Inn Express & Suites
4650 Roth Ave, Hays, KS 67601

TIME: 10:00 a.m.

Land Location

From the intersection Hwy 183 bypass and Old Hwy 40, go 2 Mi. West to 210th Ave., then go South 1/8 Mi. to the NEC of the property.

Legal Description

The Northeast Quarter (NE/4) of Section Twenty-Six (26), Township Thirteen (13) South, Range Nineteen (19) West of the 6th P.M. Ellis Co., Ks, EXCEPT a tract of land described as follows, to wit: Commencing at the Northeast corner of said Northeast Quarter (NE/4) of Section 26; thence South along the East line of said Section 26 on a bearing of S00°00'00"E a distance of 759.70 feet to the point of beginning; thence continuing South along the East line of said Section 26 a distance of 610.63 feet; thence West on a bearing of S88°14'18"W a distance of 924.55 feet; thence North on a bearing of 00°13'13"E a distance of 610.76 feet; thence East on a bearing of N88°14'18"E a distance of 922.20 feet to the East Line of Section 26 and the point of beginning.

F.S.A. Information

64.66 Acres Cultivation-19.9 Acres planted Wht, 44.76 Acres Wht Stubble and Milo Stalks (21.6 Acres Wht Stubble sprayed 3 times with Round-Up, 2,4-D, Banvel, Atrazine)
80.76 Acres Fenced Grassland
4.3 Acres Grass Waterways

General Information

Trego Rural Water District #2 has a main line located on the North boundary line. The access is provided by well-maintained county roads close to blacktop.

Taxes

2017 & prior taxes to be paid by the seller. 2018 & and future taxes to be paid by purchaser. 2017 taxes \$476.34.

Minerals

All sellers interest to be conveyed to purchaser.

Easements

Easement for the existing water well located on the North side of said property for the maintenance and use of water well, as well as an easement for rural water to cross the subject property. Both easements for the benefit of the existing owner of the excepted 12.5+/- acre tract.

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 25th, 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

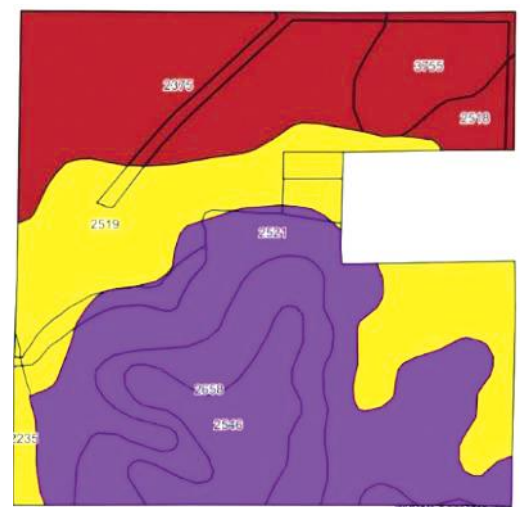
the time of settlement. Seller(s) to furnish trustees deed and title insurance showing merchantable title in Seller.

Possession

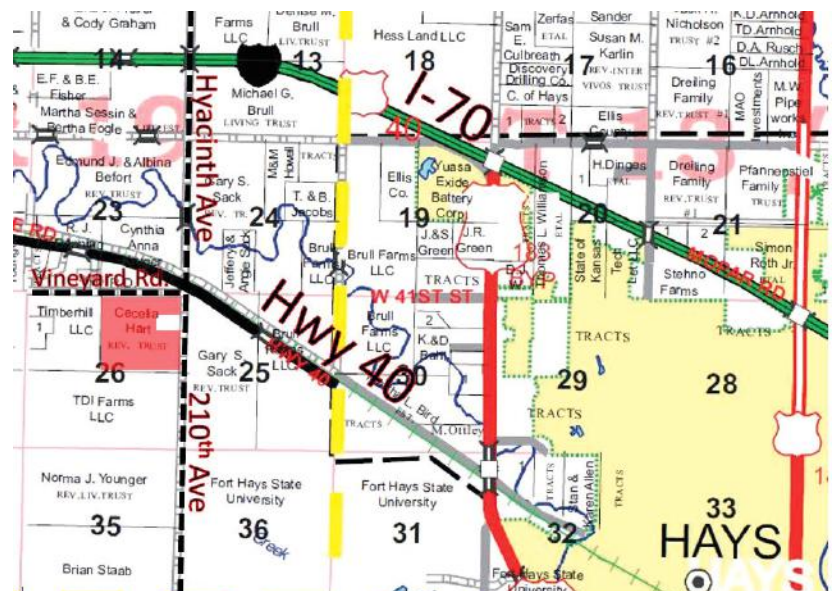
Upon closing on grassland, wheat stubble, and milo stalks. After the 2018 wheat harvest with purchaser to receive the land owners 1/3 share of the harvested crop, delivered to the nearest elevator in purchaser's name. Purchaser to be responsible for their 1/3 share of any additional cost related to the growing wheat crop.

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.



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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.



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