

Tract I Sold for: \$216,000 Tract II Sold for: \$170,000 Tract III Sold for: \$290,000



AUCTION



FOR: SEIBEL FARMS LLC.

WEDNESDAY, APRIL 27, 2016

640 ACRES MORE OR LESS
Trego CO., KS

AUCTION LOCATION: Knights Hall, 1013 Washington St. Ellis, Ks 67637 **TIME:** 10:00 a.m.

Manner of Sale:

Land to sell in individual tracts only.

Tract I - Legal Description

Northwest Quarter (NW/4) of Section Fourteen (14), Township Fourteen (14) South, Range Twenty-Two (22) West of the 6th P.M., Trego County, Kansas Except a Tract of approximately 16 Acres in the South Half of the South Half of the South Half of the Northwest Quarter (S/2 of S/2 of S/2 of NW/4) of Section 14-14-22. Exact Legal Description to be provided on Deed.

F.S.A. Information

Approximately 142 Acres Idle Cultivation

Tract II - Legal Description

Southwest Quarter (SW/4) of Section Fourteen (14), Township Fourteen (14) South, Range Twenty-Two (22) West of the 6th P.M., Trego County, Kansas & a Tract of Approximately 16 Acres in the South Half of the South Half of the South Half of the Northwest Quarter (S/2 of S/2 of S/2 of NW/4) of Section 14-14-22. Exact Legal Description to be provided on Deed.

Additional 120 Acres of Grassland available to rent with Rural Water.

F.S.A. Information

Approximately 173 Acres Grassland

3 Acres Idle Cultivation

Grass is watered by Rural Water, Windmill & Pond

Mineral Reservation for Tracts I & II

Sellers conveying all their mineral interest, to sellers knowledge they own one half.

Tract III - Legal Description

East Half (E/2) of Section Thirty-Two (32), Township Thirteen (13) South, Range Twenty-Two (22) West of the 6th PM, Trego County, Kansas

Mineral Reservation for Tract III

EXCEPT AND RESERVING unto grantor, their heirs, executors, administrators and assigns an undivided one-half interest in and to the oil, gas and other minerals in and under the afore described real estate for a period of 15 years from date of April 27, 2016, and as long thereafter as oil and gas or other minerals are being produced and mined from said land or operations, or developments for oil and gas or other minerals are being conducted together with the right of ingress and egress for the purpose of drilling, mining and exploring said land for oil, gas and other minerals reserved and excepted here from. This reservation unto grantor shall be non-participating as to all bonuses and delay rentals, and the grantee(s), his heirs and assigns shall have the sole and exclusive right to execute and convey oil and gas leases, provided however, that such lease shall reserve, at least, the usual one-eighth royalty interest. Grantee further agrees to accept any reasonable offer of an oil and gas lease covering the captioned premises.

F.S.A. Information

202.75 Acres Cultivation Approx. 25 Acres Planted Wheat, 94.17 Acres Grassland 22.2 acres C.R.P. @26.06/acre, 100% to landowner from 10/01/2010 to 09/30/2020 representing \$579 annual payment

Possession

Immediate on Idle Cultivation, upon closing on CRP and grassland. After 2016 wheat harvest with 1/3 of the harvested wheat to be delivered to the nearest elevator in the purchasers name.

Survey

Survey on Tracts I & II will be paid for by the seller. In the event that tracts I & II are purchased by the same purchaser, no survey will be provided.

Taxes

Seller to pay 2015 and prior taxes. Buyer to pay 2016 and future taxes.

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 27th, 2016 or as soon as title requirements, if any, can be corrected.

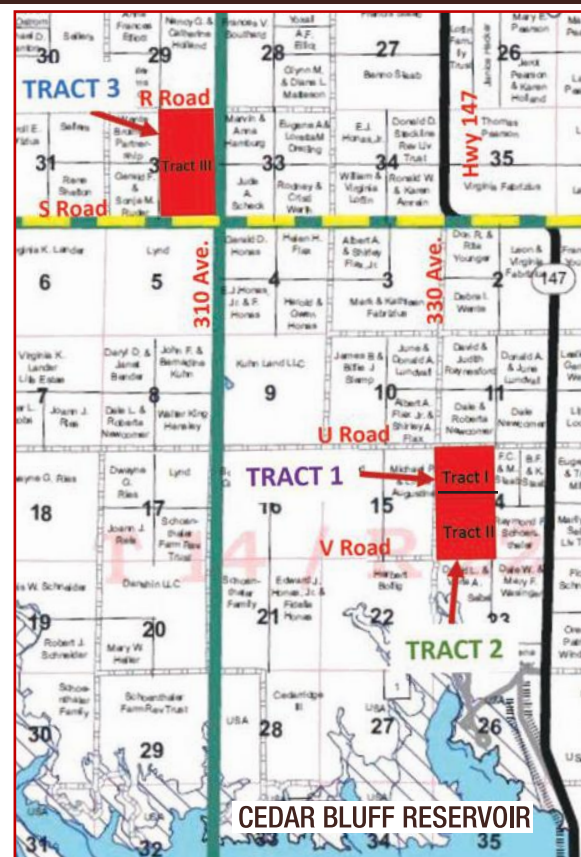
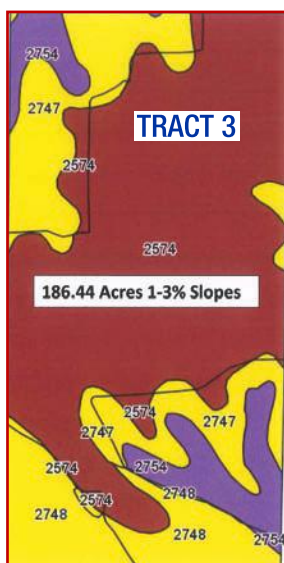
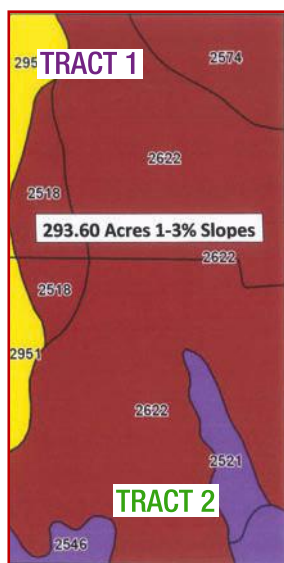
Government Program

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Payments to follow crop interest.

Note

Announcements made day of sale shall take precedence over printed material.

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.



Farmland Auction & Realty Co., Inc.

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