



# AUCTION



Cultivation

Rural Development Potential

Grassland

FOR: CLEM KARLIN

MONDAY, SEPTEMBER 14TH, 2020

311 ACRES MORE OR LESS  
ELLIS CO., KS

**AUCTION LOCATION:** Buckeye School located on the property, 1657 Buckeye Road, Hays KS **TIME: 10:00 a.m.**

**Land Location**

From the Junction of I-70 and HWY 183 go 7 Miles North, to the Buckeye Road and the Southwest Corner of Tract 2. Then 1/2 Mile East on Buckeye Road to Southwest Corner of Tract 1.

**Tract 1 - Legal Description**

The Southwest Quarter (SW/4) of Section Fifteen (15), Township Twelve (12) South, Range Eighteen (18) West of the 6th P.M. Ellis County, Kansas.

**F.S.A. Information**

Approximately 123 Acres C.R.P. Contracted 10-01-2005 to 09-30-2020 @ \$33.64/Acre  
28.65 Acres Grassland  
3.21 Acres Waterway  
.41 Acres lease Roads & Tanks Battery Sites

**General Info**

This is a very nice quarter section of property that offers potential to be utilized as building sites. The blacktop access on the South side and having HWY 183 frontage on the West side makes this property very appealing. Trego County Rural Water District #2 has a rural water line running parallel to this property across the road to the south, and when discussing this with them, there is the possibility of rural water being developed on said property. The property is terraced and appears to be in over all good condition with a water well in the Northwest Corner of the property.

**Minerals**

EXCEPT AND RESERVING unto grantor, their heirs, executors, administrators and assigns all right title and interest in and to the oil, gas and other minerals in and under the afore described real estate for a period of 10 years from date of September 14th, 2020, 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. There is also a Saltwater Disposal well on this property, and at this time it disposes only of the water pertaining to this lease, on the above described Southwest quarter.

**Tract 2 - Legal Description**

The Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) South, Range Eighteen (18) West of the 6th P.M. Ellis County, Kansas, less a one-acre tract in the Southwest Corner of the Southeast Quarter (SWC of SE/4).

**F.S.A. Information**

Approximately 128 Acres C.R.P. Contracted 10-01-2005 to 09-30-2020 @ \$33.64/Acre  
19.78 Acres Grassland  
1.57 Acres Waterway  
6.51 Acres lease Roads & Tanks Battery Sites

**General Information**

This is also a very nice quarter section. The location of the property being 7 miles North of Hays on Blacktop roads. The recent housing developments in the area make this property an attractive building location. This property could also have rural water access provided by Trego County Rural Water District #2. The property is terraced and appears to be in over all good condition.

**Minerals**

EXCEPT AND RESERVING unto grantor, their heirs, executors, administrators and assigns all right title and interest in and to the oil, gas and other minerals in and under the afore described real estate for a period of 10 years from date of September 14th, 2020, 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. Also reserving but not limited to the Saltwater Disposal well payments which come from other leases. There are other Tank Batteries from other companies on this property and Seller retains all future Tank Battery rental payments thereof.

**Taxes**

Seller to pay the 2020 and prior taxes. If the 2020 taxes are not available at closing, they will be based upon the 2019 taxes. 2019 were \$ 1,521.82.

**Government Programs**

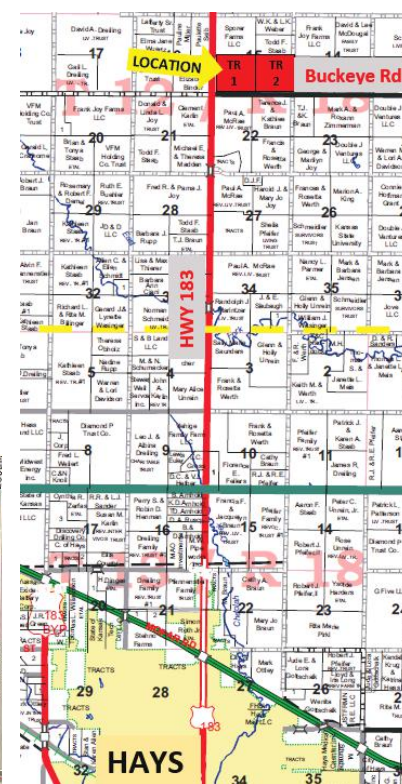
Purchaser to stay in compliance with all US Government programs the property is currently enrolled in. Government payments to follow current F.S.A. guidelines.

**Terms**

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before October 14th, 2020 or as soon as title requirements, if any, can be corrected. Due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, concerning the Novel Coronavirus (COVID 19), all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. Every effort will be made to honor said original closing date set forth in this contract. 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, rights-of-way, 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 title insurance showing merchantable title in Seller. These tracts are being sold by U.S. Government survey. If the Purchaser feels an additional survey is needed, the cost shall be the responsibility of the Purchaser.

**Possession**

At Closing with Seller retaining the 2020 C.R.P. payment.



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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