



AUCTION

FOR: THE HEIRS OF THE LATE REINHOLD AND RUFINA SUPPES
MONDAY, MARCH 12TH, 2018
600 ACRES MORE OR LESS
NESS CO., KS

AUCTION LOCATION: Bazine American Legion— 220 N Austin St., Bazine, KS **TIME: 10:00 a.m.**

Land Location

From Bazine, Ks, go 1 Mi. E on K-96 to EE Rd., then 2 Mi. N to the NEC of Tract 1, then ½ Mi. E to the NEC of Tract 2 and the SWC of Tract 4. From the West edge of Bazine, Ks at the intersection of K-96 and DD Rd, go ½ Mi. N to the SWC of Tract 3.

Legal Description - Tract I

Northeast Quarter (NE/4) of Section Nineteen (19) Township Eighteen (18) South, Range Twenty-One (21) West of the 6th P.M. Ness Co., Ks (subject the below described mineral reservation).

F.S.A Information

- 149.18 Acres C.R.P. @ \$40.84/acre contracted through 9/30/2020
- 8.11 Acres Unfenced Grassland
- 1.88 Acres Oil Tanks & Lease Rd.

Legal Description - Tract II

Northwest Quarter (NW/4) of Section Twenty (20) Township Eighteen (18) South, Range Twenty-One (21), West of the 6th P.M. Ness Co., Ks Less a tract in the West Half of the West Half (W/2 of W/2) being approx. 42 acres.

F.S.A. Information

- 116.25 Acres C.R.P. @ \$40.84/acre contracted through 9/30/2020

Tract III - Legal Description

Northwest Quarter (NW/4) of Section Thirty (30) Township Eighteen (18) South, Range Twenty-One (21) West of the 6th P.M. Ness Co., Ks

F.S.A. Information

- 137.8 Acres C.R.P. @ \$40.47/acre contracted through 9/30/2020
- 12.63 Acres Waterways

Tract IV - Legal Description

Southeast Quarter (SE/4) of Section Seventeen (17) Township Eighteen (18) South, Range Twenty-One (21) West of the 6th P.M. Ness Co., Ks

F.S.A. Information

- 144.09 Acres C.R.P. @ \$40.84/acre contracted through 9/30/2020
- 8.69 Acres Waterways

Live internet bidding available.
Call for details.

General Information

These tracts of C.R.P. have excellent access and are located within two miles of Bazine. They guarantee a good rate of return through 9-30-2020, and at that time the soils would indicate the possibility of putting this property back into production, or possibly re-enrolling it back into a C.R.P. program. These properties also offer the potential for large game and upland bird hunting.

Minerals

All sellers interest believed to be 100% & will be conveyed to purchaser on Tracts II-IV.

Tract I being the NE/4 19-18-21 except & reserving unto grantor, their heirs, executors, administrators and assigns all their rights, title &, interest in and to the oil, gas and other minerals, for a period of 10 years from date of March 12th, 2018 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 & egress for the purpose of drilling, mining and exploring said land oil, gas and other minerals reserved and excepted here from.

Taxes

Sellers to pay 2017 and prior taxes. Purchaser to pay 2018 and subsequent. 2017 taxes were for Tract I: \$911.86, Tract II: \$751.84, Tract III: \$814.36, and Tract IV: \$886.68

Government Programs

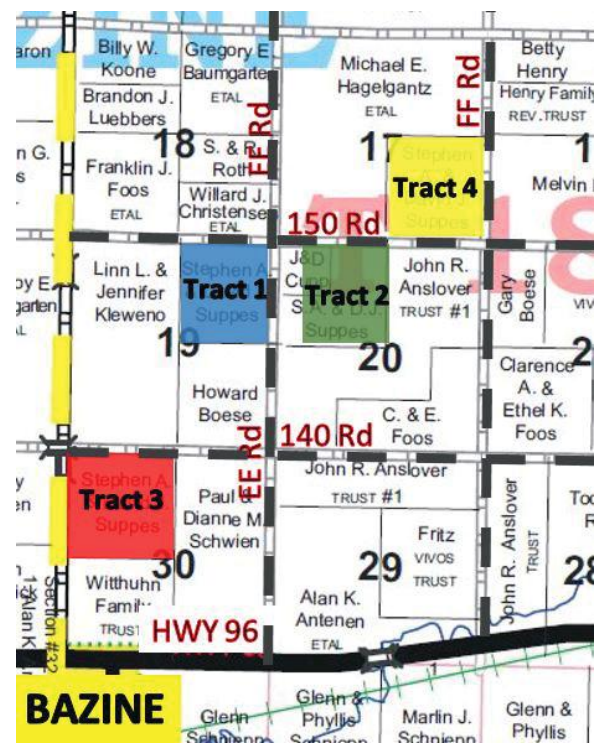
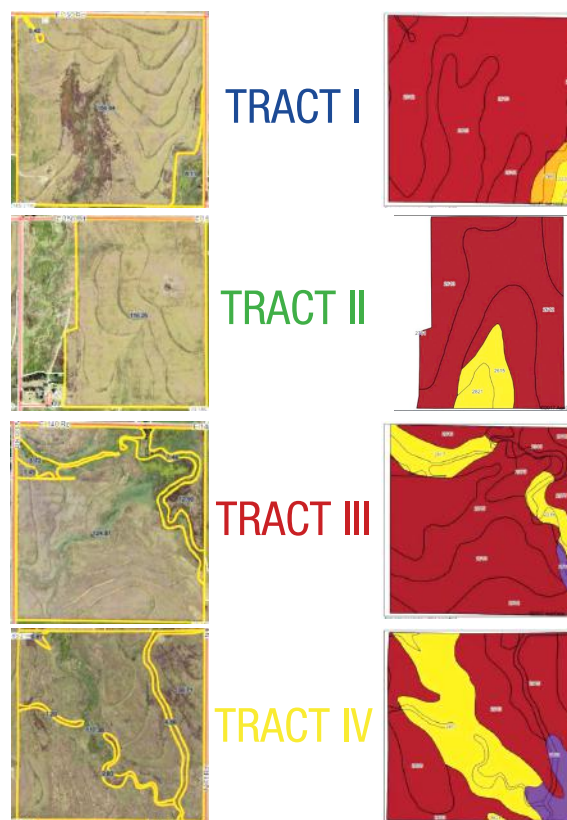
Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines.

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 12th, 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 warranty deed and title insurance showing merchantable title in Seller.

Possession

Possession will be at closing on all four tracts, with purchaser to receive the land-owners 100% share of the 2018 and future C.R.P. payments.



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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