

CULTIVATION



GRASSLAND



AUCTION

FOR: RANDALL & JENELLE BOXBERGER
MONDAY, MARCH 15TH, 2021

150 ACRES MORE OR LESS RUSSELL CO., KS

AUCTION LOCATION: Fossil Inn, 1460 S. Fossil, Russell, KS

TIME: 10:00 a.m. CST

Land Location

From Russell, KS go 2 Mi. South to Grant road and the SWC of property

Legal Description

The Southwest Quarter (SW/4) of Section Eleven (11), Township Fourteen (14) South, Range Fourteen (14) West of the 6th P.M., Russell County. Except an approximate 5-acre farmstead, a survey to be provided.

EXCEPT AND RESERVING unto grantor, their heirs, executors, administrators and assigns all their minerals interest and to the producing, and non-producing oil, gas, and other minerals in and under the afore described real estate for a period of five (5) years from date of March 15th, 2021. On March 15th, 2026, all of grantors share of the producing and non-producing minerals will convey back to the surface owner. Grantor is also reserving 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 full participating as to all bonuses and lease monies.

F.S.A. Information

119.64 A. Cultivation
31.15 Acres Grassland

General Info

This tract of land is conveniently accessible off Highway 281 and features excellent Class II soils of Crete Silt loam and Harney Silt loam. These productive soils also have minimal slopes primarily 0-1%. The 31.15 acres of grassland will make a nice place to develop heifers.

Taxes

Seller to pay 2020 and the first half of 2021 taxes. Purchaser to pay the second half of 2021 and future taxes.

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.

Base Acres	PLC Yield	Program
Wheat- 30.19	33 bu.	PLC
G. S.- 44.49	51 bu.	PLC
Soybeans	18 bu.	PLC

Minerals

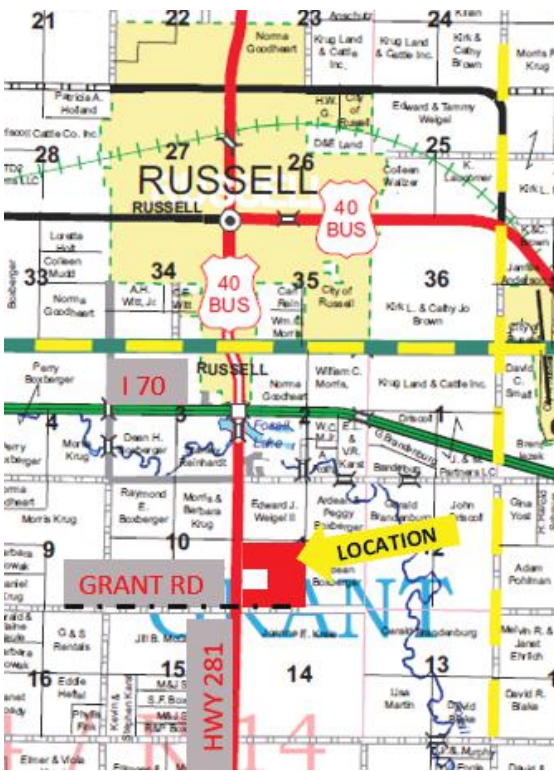
This lease is currently operated by War Cry LLC. Sellers interest being .10937500. There are four wells, two of which are currently producing from the KC-Lansing formation, 1st drilled in 1944. Total production: 2016-1229 bbls, 2017-950 bbls, 2018-2008 bbls, 2019-1630 bbls, and 1223 bbls thru 10-2020. Please see detailed reservation under legal description or call for more complete details.

Possession

Upon Closing on the grassland and idle cultivated acres. Possession on the planted wheat acres will be after the 2021 wheat harvest. Seller is to retain their 1/3 share of the 2021 wheat crop. Purchaser to pay tenant \$2,200 for the cost of chemical application on idle acres.

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 15th, 2021 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, 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 title insurance showing merchantable title in Seller. This tract is 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.



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.

1390 E. 8th, Unit A Hays, Kansas 67601 (785) 628-2851 Toll Free 1-888-671-2851
E-Mail: farmland@farmlandauction.com Web: www.farmlandauction.com

