



AUCTION



For: George I. Hutton Irrev. Trust Thursday, October 26th, 2023

160 acres More or Less Rooks County, KS

AUCTION LOCATION: Knights of Columbus Hall, 204 N Irving St, Plainville, KS **TIME: 10:00AM**

LAND LOCATION:

From Plainville, KS Hwy 18 and Hwy 183, East 1 1/2 miles to 19 Rd, then North 2 miles to the SEC of the tract. OR North 2.75 miles to U Rd, East 1 1/2 miles to 19 Rd, then South 1/2 mile to the NEC of the tract.

LEGAL DESCRIPTION:

The Southeast Quarter (SE/4) of Section Thirteen (13), Township Nine (9) South, Range Eighteen (18) West of the 6th P.M., Rooks County, KS

F.S.A. INFORMATION:

152.28 acres Cultivation (90.60 acres Milo, 61.68 acres idle to be planted to wheat)
7.03 acres unfenced grass & trees

GENERAL INFORMATION:

This tract consists of a combination of Class III & Class IV Wakeen silt loam and Wakeen-Harney silt loams with primarily 1-3% slopes. Terraces are in place where necessary. Access is good with easy proximity to the local elevator. There is a grass and tree covered waterway that splits the tract that also provides for wildlife habitat. There is an excellent opportunity to own a nice tract of land close to town.

MINERALS:

All seller's interest to transfer with the property. To the seller's knowledge, all minerals are intact.

TAXES:

Year 2023 and all prior taxes to be paid by the SELLER. Year 2024 and all future taxes to be paid by the BUYER.

GOVERNMENT PROGRAMS:

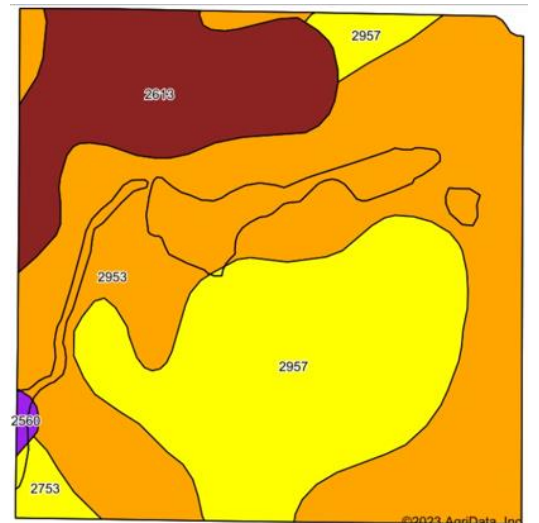
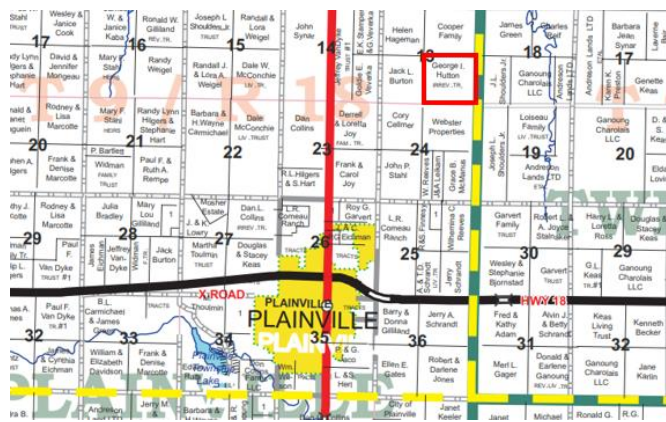
Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. This tract is enrolled in the ARC program.

POSSESSION:

March 1, 2024 on the 90.6 acres of Milo, unfenced grass & waterways. Possession on the planted wheat acres will be at the completion of the 2024 wheat harvest, with the landowner's 1/3 share of the harvested wheat being delivered to an elevator in the landowner's name. The buyer will be responsible for their 1/3 share of any crop insurance premiums, and 1/3 of the cost of additional spring fertilizer and fungicide application, if necessary.

LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.

FSA Information		
Wheat Base Acres	63.7a	32bu
Grain Sorghum	46.7a	50bu



FOR MORE INFORMATION OR TO SEE THE OTHER SALES WE HAVE LISTED SCAN THE QR CODE TO BE DIRECTED TO OUR WEBSITE



TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before December 11th, 2023, or as soon as title requirements, if any can be corrected. Every effort will be made to honor said original closing date set forth in this contract. Sale is not contingent on the 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 Trustees 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 and pay for title insurance showing merchantable title in the Seller. Title Insurance is being prepared by Coast-to-Coast Title Co, Stockton, KS. This tract is being sold by U.S. Government Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser. **Listing Agent: Jason Pfeifer (785) 483-1805**

Agency Disclosure: Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.

Farmland Auction & Realty Co., Inc.

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