

AUCTIO



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:

1 ½ miles to 19 Rd, then North 2 miles to the To the seller's knowledge, all minerals are intact. SEC of the tract. OR North 2.75 miles to U Rd, East 1 ½ miles to 19 Rd, then South ½ mile to the NEC of the tract.

LEGAL DESCRIPTION:

The Southeast Ouarter (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. The is an excellent opportunity to own a nice tract of land close to town.

MINERALS:

From Plainville, KS Hwy 18 and Hwy 183, East All seller's interest to transfer with the property.

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.

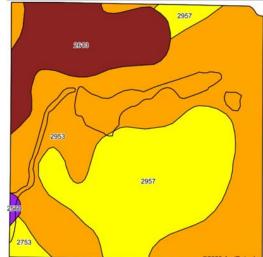
FSA Information													
Wheat Base Acres Grain Sorghum							63.7a 46.7a			32bu 50bu			
ly Lynn ers & Panie Mongeau art	Mary p	Randy Witiget	Randall J. & Lóra A. Weigel	Dale W. McConchie	-	Goldie E. E.K.s Veverka &G.N.	Jack L. Burton	George I. Hutton selev.Tit,	J.L. oulders J.c.	Ganoung Charolas Charolas LLC	84	Genetie Keas	
Rodney & Liss Marcotte	Mary F.	Randy Lynn Higers & Stephanie	Barbara & H.Wayne Carmichael	Dale McConchie UV TRUST	Dan Colins	Derreit & Loretta Joy	Cory	Webster Properties	25	Loiseau Family uv Trust	Ganoury Charolain LLC		
n A. Frank & Denise Marcotte	P. Bartleg Widman FAMILY TRUST	Paul F. & Ruth A. Rempe	2	2	R.L.Higers & S.Hart	Frank & Carol Joy	John P. Stahl	W. Ranves J&A Lelkam Grace B. McManus	Joseph L. Shoulders Jr.	Andrewon Lands TD	2	O Elic	
Lisa Marcotte	2		Mosher Estate J. & K. Lowry	Dan.L Collins enzy.th.	CR. Comeau Ranch	Roy G. Garvert		mina C	Garve Famil	A. Joyde	Harry L & Loretta Ross	Douglas Stacey Keas	
Tr. Phuli F. L. Van Dyke trust #1	Semi-Jeffrey Van- Dyke	Jack Burton	Martha Toulmin THUST	& Stacey Keas	THICTS	THACTS	25	Jery W	Wesley Stephar Bjornst	sie Garvert-	Keas Ch	anoung tarolais	
A. Paul F. Van Dyke	B.L. Carmichaej & James	THACTE V	Thoulmin	PL	AINVILLO AINV 35	ILLE	Barry & Donna Gilland	Jerry A. Schrandt	Fred 8 Kathy Adam		Keas Living Trust	Kennett Becker	
& Cyrresia Eichman	William & Elizabeth Davidson	Frank & Denise Maccotte	Lotowing Run Lake		With Machine	P & G. L & St.: Hert	Ellen E. Gates	Robert & Darlene Jones	Meri L Gage	Donald & Earlene - Ganoung	Ganoung Charolais LLC	Jane Karlin	
8	Andreson	Jerry M	Barbara &	şŪ.	\sim_{λ}	11	City of Plainville	Janet Keeler	Janet	100	Ronald G. R	.G.	

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.





SALES WE HAVE LISTED DIRECTED TO OUR WEBSITE



FOR MORE INFORMATION

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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