

MINERALS:

All Seller's Interest to be conveyed. To the Seller's knowledge, all minerals are intact.

GOVERNMENT PROGRAMS:

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government programs to follow current F.S.A. guidelines. The farm is in the PLC program.

F.S.A. Information	TR #1	TR #2	TR #3
Wheat Base Acres	52.7 acres 31 bu.	80.3 acres 31 bu.	125.63 acres 31 bu.
Corn Base Acres	5.29 acres 46 bu.	8.07 acres 46 bu.	12.62 acres 46 bu.
G.S. Base Acres	5.87 acres 43 bu.	8.94 acres 43 bu.	13.99 acres 43 bu.

POSSESSION:

Tract 1: Possession will be at closing. Buyer to reimburse the Seller \$2,246 for the cost of chemical application on the cultivated acres.

Tract 2: Possession will be at closing. Buyer to reimburse the Seller \$3,348 for the cost of chemical application on the cultivated acres.

Tract 3: Possession will be at closing. Buyer to reimburse the Seller \$5,379 for the cost of chemical application on the cultivated acres.

Tract 4: Possession will be at closing. The October 1, 2024, and future CRP payments to transfer to the Buyer.

TAXES:

The 2024 Real Estate Taxes to be prorated through June 30, 2024 based upon the 2023 tax amounts. Real Estate Taxes for 2023 on Tract 1 were \$734.82; Tract 2 were \$942.68; Tract 3 estimated at \$1,438.06; Tract 4 estimated at \$589.74.

TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before June 7th, 2024, or as soon as title requirement, 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 Field Abstract & Title, Hays, KS. **This tract is being sold by U.S. Government & Meets & Bounds Survey. In the event TRACTS #2, #3 & #4 sell to different buyers, a survey will be completed and paid for by the seller to provide access to the water well supplying the grass acres on Tract #4.** 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



AUCTION & REALTY CO., INC.

850 acres +/- Trego Co.

Farmland

For: The Rulene M Rosproy Trust

Wed., April 24, 2024



FARMLAND
Auction & Realty Co.

-AUCTION-

AUCTION LOCATION

**VFW, 400 N Railroad Ave,
WaKeeney, KS 67672**

TIME: 10 AM

**TRACT 1:
LAND LOCATION:**

WaKeeney/I70 Exit 127, South 9 miles to the Northeast Corner of the Tract 1.

LEGAL DESCRIPTION:

The North Half (N/2) of Section Thirty-two (32), Township Thirteen (13) South, Range Twenty-three (23) West of the 6th PM, Trego County, KS, Less a Tract Beginning in the Northeast Corner of the Northeast Quarter, then South 412.5', Then West 429', Then North 412.5', Then East 429' to the POB. AND Less a Tract Beginning in the Southeast Corner of the Northeast Quarter, then West 442', Then North 309', Then East 442', then South 309' to the POB. Less Roads and Right of Ways.

F.S.A. INFORMATION:

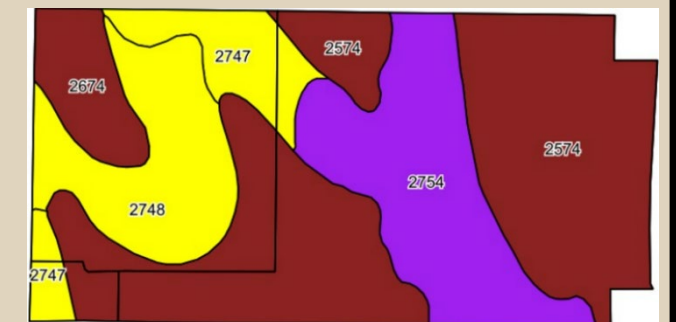
- 300.32 +/- acres
- 99.84 acres of cultivation
- 192.70 acres Fences Grassland
- 7.78 acres Unfenced Grassland

GENERAL INFORMATION:

This is an excellent tract of land that features 99.84 acres of cultivated land. The cultivated acres are average with Penden Claim Loam and Holdrege Silt Loam and Slopes of 3-7%. Terraces are in place to help minimize erosion. The grass land acres are good with good 5-wire fences and pipe frame corners. Two water wells service the grass. One is located directly to the west of the North entrance to the property and the second is located in the Southwest Corner of the tract. There are good native grasses and reliable water sources.

ALL 4 TRACTS WILL BE SOLD INDIVIDUALLY WITH NO COMBINATIONS.

LIVE INTERNET & PHONE BIDDING AVAILABLE!



2574	Carlson silt loam, 1 to 3 percent slopes	150.12	50.0%	Ile
2754	Penden loam, 7 to 15 percent slopes	62.57	20.8%	Vle
2748	Penden clay loam, 3 to 7 percent slopes, eroded	44.11	14.7%	Ile
2747	Penden clay loam, 3 to 7 percent slopes	25.05	8.3%	Ile
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	18.47	6.2%	Ile

Agency Disclosure: Farmland Auction & Realty Co., Inc. is the agent of the seller. If the purchaser desires representation, legal counsel is advised. Announcement day of sale take precedence over printed material.

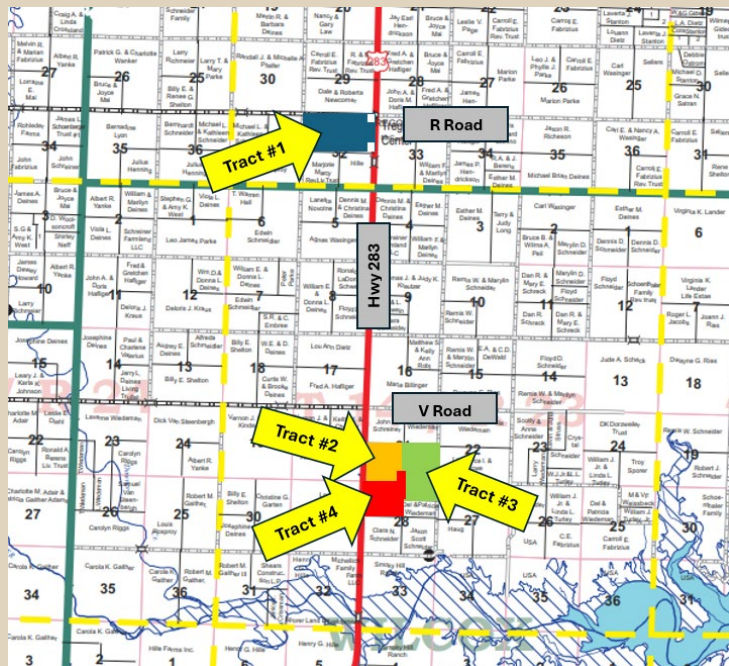


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Toll Free: 1-888-671-2851
Web: www.farmlandauction.com



**FOR MORE INFORMATION,
SCAN THE QR CODE TO BE
DIRECTED TO OUR WEBSITE**



TRACT 2:

LAND LOCATION:

WaKeeney/I70 Exit 127, South 13 1/2 miles to the Northwest Corner of Tract 2.

LEGAL DESCRIPTION:

The Southwest Quarter (SW/4) of Section Twenty-one (21), Township Fourteen (14) South, Range Twenty-three (23) West of the 6th P.M., less and approximate 4.66-acre tract in the Southeast Corner of the Tract.

FSA INFORMATION:

153.25 +/- acres of cultivation

GENERAL INFORMATION:

This is a nice tract of cultivated acres of primarily productive Class II soils of Ammo Loam and Harney-Mento Complex. It has minimal slopes of 1-3% and terraces in place for conservation practices.

TRACT 3:

LAND LOCATION:

WaKeeney/I70 Exit 127, South 13 miles to V Road, 1 mile East and 1/2 mile South to the Northeast Corner of Tract 3.

LEGAL DESCRIPTION:

The Southeast Quarter of Section Twenty-one (21), LESS an approximate 2.74 +/- acre tract on the Southwest Corner AND the North Half of the Northeast Quarter (N/2 NE/4) of Section Twenty-eight (28) LESS an approximate 2.52 +/- acre tract on the west edge, all in Township Fourteen (14) South, Range Twenty-three (23) West of the 6th P.M.

F.S.A. INFORMATION:

239.09 +/- acres of Cultivation

GENERAL INFORMATION:

This is a nice tract of cultivation with a mix of Harney and Ammo Loam soils. The Northern part of the tract has more slopes with terracing in place for conservation practices. The South part of the cultivation is made up of primarily Harney Silt Loam and Harney-Mento Loam complex Class II Soils with minimal slopes.



Tract 1 Grassland



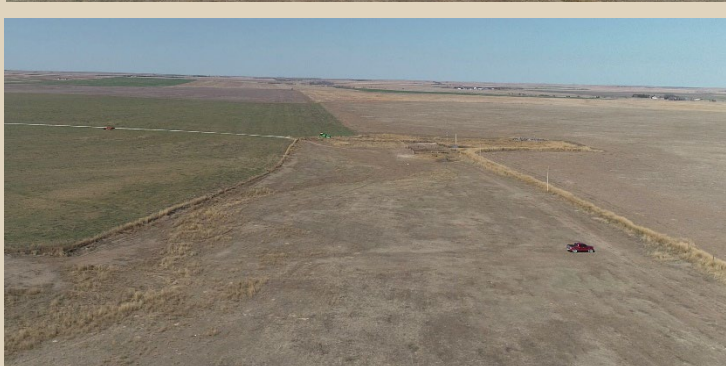
Tract 1 Cultivation



Tract 2 Cultivation



Tract 3 Cultivation



Tract 1 Water

Jan 28, 2024 10:58:03 AM
R Road
WaKeeney
Trego County
Kansas

TRACT 4:

LAND LOCATION:

WaKeeney/I70 Exit 127, South 14 miles to the Northwest Corner of the Tract.

LEGAL DESCRIPTION:

The Northwest Quarter (NW/4) of Section Twenty-eight (28) AND an approximate 2.52 +/- acre tract that runs along the east side of the fence line of the Northwest Quarter AND an approximate 4.66 +/- tract in the SEC of The Southwest Quarter (SW/4) of Section Twenty-one (21) AND an approximate 2.74 acre tract in the SWC of the Southeast Quarter (SE/4) of Section Twenty-one (21), all in Township Fourteen (14) South, Range Twenty-three (23) West of the 6th PM, Trego County, KS.

F.S.A. INFORMATION: 165.7 +/- acres

137.74 +/- acres fenced grass.

16.60 acres CRP at \$40.89/acre through 9/30/2025

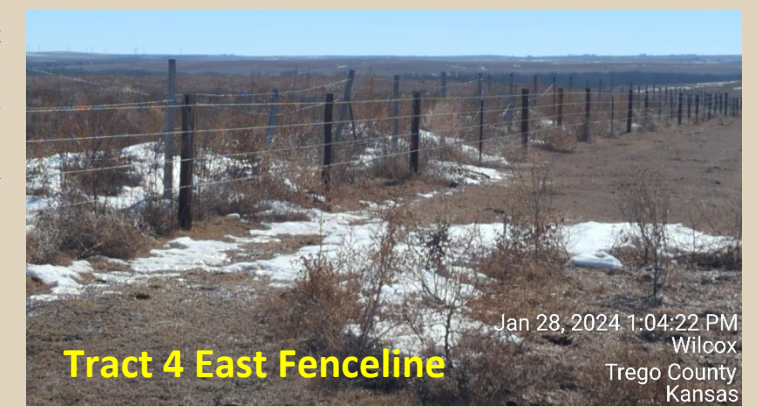
11.36 acres buffer strip around the CRP acres

GENERAL INFORMATION:

The grass acres have good native grasses and average fencing around the tract. Water is supplied from the neighboring tract to the North. See Survey Information under Sale Terms.



Tract 4



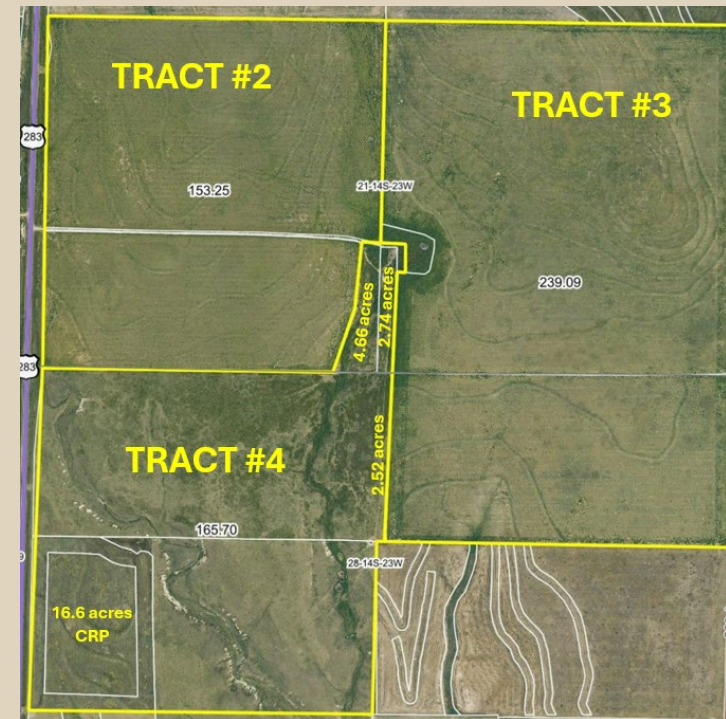
Tract 4 East Fenceline

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Wilcox
Trego County
Kansas

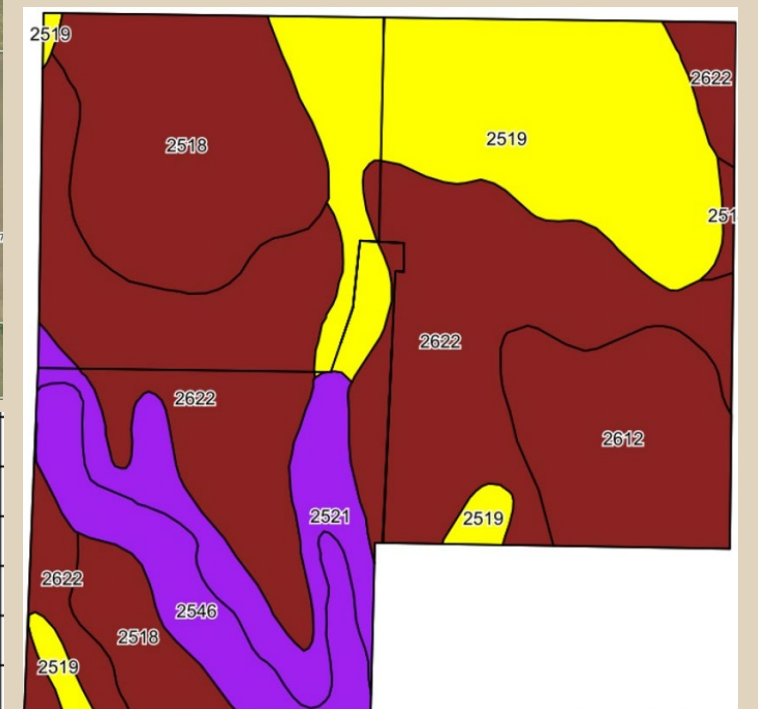


Tract 4 Water

Jan 28, 2024 1:03:22 PM
Wilcox
Trego County
Kansas



2622	Harney-Mento complex, 1 to 3 percent slopes	203.52	36.5%		Ile
2519	Armo loam, 3 to 7 percent slopes	121.38	21.8%		Ile
2518	Armo loam, 1 to 3 percent slopes	99.16	17.8%		Ile
2612	Harney silt loam, 0 to 1 percent slopes	56.38	10.1%		Ilc
2521	Armo loam, 7 to 15 percent slopes	41.16	7.4%		Vle
2546	Brownell gravelly loam, 2 to 10 percent slopes	36.44	6.5%		Vle



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