

CULTIVATION



AUCTION

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FOR: CLCD, LLC

MONDAY, MARCH 22ND, 2021

160 ACRES MORE OR LESS NESS CO., KS

AUCTION LOCATION: Ness Co. Bank Building, 102 W. Main St. Ness City, Kansas**TIME: 10:00 a.m. CST****Land Location**

From junction of HWY 96 and C Road at Beeler, Kansas, go 6 miles south to 70 Road and the NW corner of property.

Legal Description

The Northwest Quarter (NW/4) of Section Thirty-four (34), Township Nineteen (19) South, Range Twenty-six (26) West of the 6th P.M., Ness County, Kansas

F.S.A. Information

155.08 Acres Cultivation (78.17 acres planted to wheat)

General Info

This is a very nice productive tract of cultivation with approximately 87% Class II, Harney Silt Loam, soils with 0 to 3 % slopes. The property is conveniently located six miles from the Beeler, Kansas elevator and has excellent access from a well-maintained, gravel county road, "C-Road" on the west side of this property.

Taxes

Seller to pay 2020 and prior taxes. Purchaser to pay 2021 and future taxes. 2020 taxes were \$1,215.24.

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- 81.30	32 bu.	PLC
G. S.- 56.30	44 bu.	PLC

Minerals

All minerals to be conveyed to Purchaser. To Sellers knowledge, all minerals are intact.

Possession

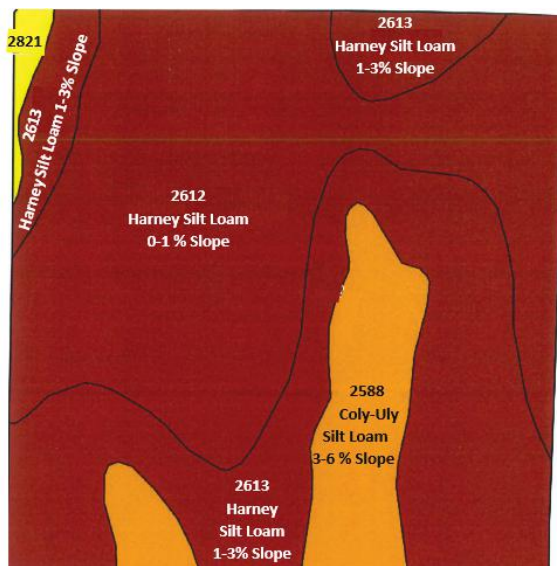
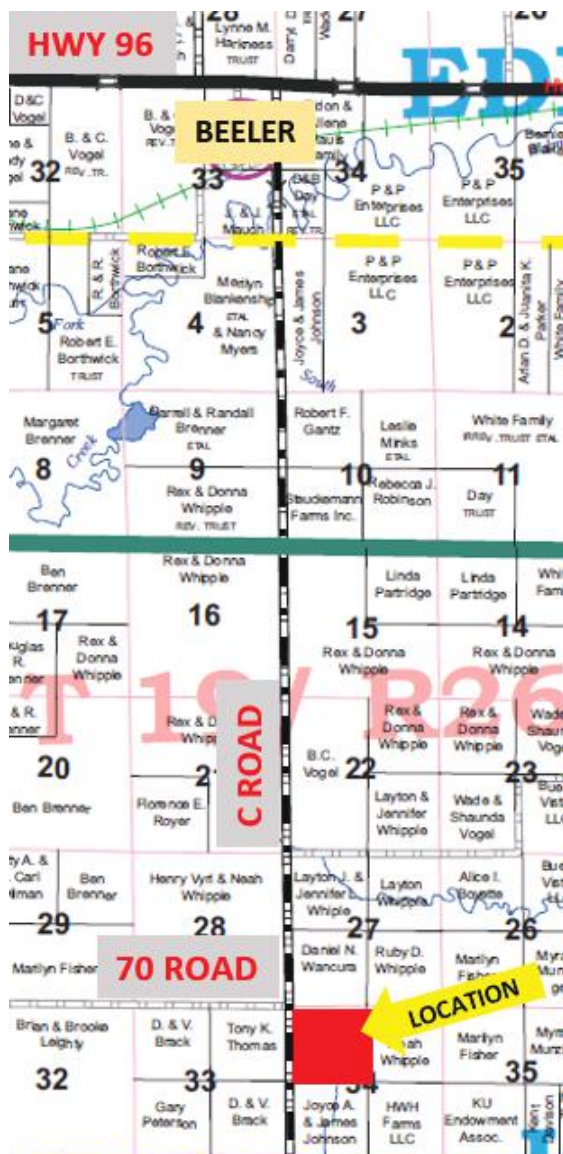
Possession on the idle acres will be immediate upon closing, with Purchaser paying the tenant, Kevin Bales, \$1,395.00, for the chemical and Application completed on the fall burndown. Possession on the planted wheat acres will be after the 2021 wheat harvest, with 1/3 of the harvested crop delivered to an elevator in landowner's name.

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 22nd, 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.



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