

SOLD: \$450,000.00

Producing Minerals

Irrigated Cultivation



# AUCTION



FOR: HARLAN & DIANNA STOSS

# FRIDAY, AUGUST 16TH, 2019

# 160 ACRES MORE OR LESS

## BARTON CO., KS

**AUCTION LOCATION:** American AGCredit Office Building, 5634 10th St., Great Bend, KS | **TIME: 10:00 a.m.**

### Land Location

From the corner of HWY 4 and NW 90th Avenue, at Olmitz, Ks., go 3 Mi. S. to NW 90th RD, then go 1 Mi. E. to NW 80th Ave, then 2 1/2 Mi., S. to the NWC of the property.  
From the corner of HWY 96 and NW 80th Avenue, go 1 mile N. to SWC of the property.

### Legal Description

Southwest Quarter (SW/4) of Section Thirty (30), Township Eighteen (18) South, Range Fourteen (14) West of the 6th P.M., Barton Co., KS. Less a tract commencing 1102' North of the Southwest corner, thence North 400', East 580', South 300', Southwesterly 306', West 290' to point of beginning less right-of-ways.

### F.S.A Information

147.2 Acres Irrigated Cultivation and Waterways, along with center pivot system

### General Info

There is a 7 tower Valley Pivot Irrigation system on this tract with drop nozzles and an end gun. This is an older system that was completely gone thru approximately 5 years ago and rewired at that time. This system is powered by a 445 IHC motor on natural gas. This irrigation well with file #32828 is under the Walnut Creek IGUCA five year allocation, starting in 2017 and going through 2021. The well is allocated for 442.5 acre feet throughout its 5 year term and as of the end of 2018 there is 366.88 Acre Feet remaining. This irrigation well is 100 feet deep, authorized at 180 AF, and at the rate of 800 G.P.M.

### Taxes

Seller to pay 2019 and Prior taxes, with Purchaser to pay 2020 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. This farm is currently in the PLC program.

### Minerals

All Seller's interest to be conveyed to the Purchaser, there is one producing oil well with the owners .125 decimal interest being conveyed to the Purchaser. Production is out of the Lansing, Kansas City, Arbuckle as per Kansas Geological Survey Oil and Gas. Total yearly production: 2013-1077 bbls, 2014-1111 bbls, 2015-994 bbls, 2016-1099 bbls, 2017-1010 bbls, 2018-1102 bbls. Effective date of transfer will be January 1st, 2020.

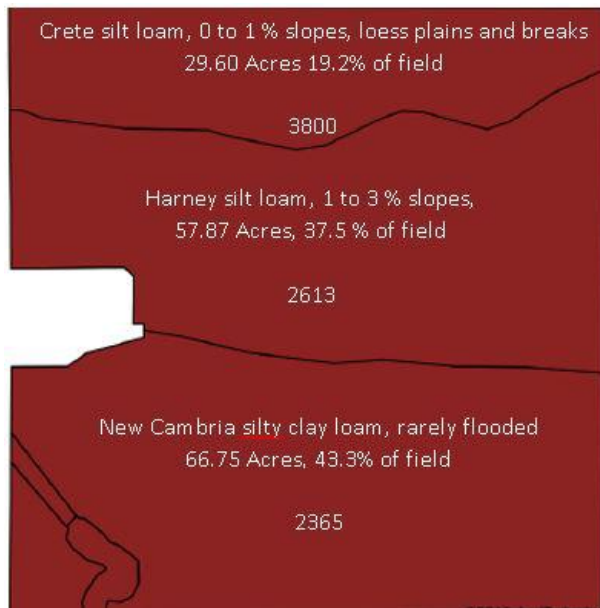
### Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before September 16th, 2019 or as soon as title requirements, if any, can be corrected. 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 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.

### Possession

The cultivation on this tract is all planted to milo and possession will be after the 2019 milo harvest, with the Purchaser to receive a 1/3 share of the crop harvested and delivered to the elevator in Purchasers name. Purchaser will be responsible for paying their 1/3 share of the fertilizer and crop insurance.

**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.

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