

SOLD: \$121,000.00



# AUCTION



FOR: SCHMIDT LIVING TRUST – "BLUE SKY RANCH"  
SATURDAY, JULY 6TH, 2019  
**7.2 ACRES MORE OR LESS**  
ELLIS CO., KS

**AUCTION LOCATION:** "Blue Sky Ranch" 1650 Locust Grove Road

**TIME: 10:00 a.m.**

#### Land Location

From the intersection of I-70 and HWY 183 in Hays, KS, go 6 Miles North to Locust Grove Road, then East 1/2 mile to the "Blue Sky Ranch" property.

#### Legal Description

A Tract of land beginning in the Northwest Corner (NW/4) of the Northeast Quarter (NE/4) thence East 825', thence South 418.86', thence West 825', thence North 414.86' to the point of beginning. All in Section Twenty-Seven (27) Township Twelve (12) South, Range Eighteen (18) West of the 6th P.M. Ellis County, KS.

#### F.S.A Information

7.2 Acres Improvements and Grass

#### General Information

High Potential home site or lovely country home-base in a scenic, easily accessible, and historic location. This property offers a well-developed home site with the many amenities needed including: two high speed internet connections, electric service, its own water well, septic, and propane supply. From its tall western entry gate to well-designed corral, training area and pastures, this site is a western ranch on the manageable modern scale.

This property offers many possibilities for those looking to be within a few miles of Hays, as well as for anyone who may be looking for a possible building site with a scenic overlook. This is the site of Blue Sky Ranch, a regionally and nationally known miniature show horse operation owned by the late Marion J. Schmidt and his wife Donna Schmidt. Ribbons and photos on display record their many national titles and awards for the registered, high quality, miniature horses they bred and trained for horse shows. They also provided many years of agritourism to the area. When you view this property you can see that they took great pride in this ranch by its efficient layout, keeping it well-groomed and continually making improvements. The history of the old west permeates this location which was routinely used as a scout look-out site for the US Cavalry and was visited by General George Custer's troops who watered at the creek below this hill.

This property offers a 50 X 30 pole shed covered with metal, constructed in 1997. This working metal barn has a hay loft at one end, 10' x 25' feeding area, three small stalls, a tack room and small stadium-style seating area for 20. The small barn holds a farm

office which includes a small farm kitchen that contains the basics of a kitchen: double sink, refrigerator, stove, propane heater, and working bathroom toilet. The property is well maintained with established metal pipe and wire fences. The grassland is fenced into different pastures for even grazing. It also has its own functioning water well and there is Rural Water in the area.

Location being only 1/2 mile off of HWY 183, provides a very quiet atmosphere and is accessible by a well maintained county road. If you are looking for an excellent site close to Hays, don't miss this one.

#### Taxes

Seller to pay first half of 2019 and prior taxes. Purchaser to pay second half of 2019 and subsequent taxes. The proration of 2019 taxes will be based upon the 2018 taxes at closing. 2018 taxes were \$228.10.

#### Minerals

Sellers reserving the minerals for a term of 10 years or for so long as oil and gas is being produced.

#### Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before August 6th 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(s) to furnish title insurance showing merchantable title in Seller. If the PURCHASER feels an additional survey is needed, the cost shall be the responsibility of the PURCHASER(S).

#### Inspection & Possession

Sellers to provide a water well and septic system inspection and report. Any and all other inspections will be the Purchaser's responsibility. Possession is upon closing.

**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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