

Tract 1 Sold for: \$400,000- Tract 2 Sold for: \$705,000- Tract 3 Sold for: \$130,000



5 Wind Turbines

AUCTION



FOR: UMMEL BROTHERS TRUST

MONDAY, NOVEMBER 6TH, 2017

880 ACRES MORE OR LESS
NESS CO., KS

AUCTION LOCATION: American Legion – 104 S Kansas Ave,
Ness City, KS 67560

TIME: 10:00 a.m.

Tract I - Legal Description

The Northeast Quarter (NE/4) of Section Twenty-Six (26) Township Sixteen (16) South, Range Twenty-Two (22) West of the 6th P.M. Ness County, Kansas.

Including Two Wind Turbines.

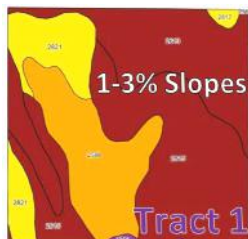
F.S.A. Information

152.44 Acres C.R.P. @ \$36.05/acre contracted
10-1-10 thru 9-30-20

0.94 Acres Lease Road

General Information

This is a very nice income producing property with 2 wind turbines and all in C.R.P. The location is excellent with K-4 highway frontage, as well as the potential for upland bird hunting.



Tract II - Legal Description

South Half (S/2) of Section Twenty-Six (26) Township Sixteen (16) South, Range Twenty-Two (22), Southwest Quarter (SW/4) of Section Twenty-Five (25) Township Sixteen (16) South, Range Twenty-Two (22) and the North Half of the Northwest Quarter (N/2 of NW/4) of Section Thirty-Six (36) Township Sixteen (16) South, Range Twenty-Two (22) all West of the 6th P.M. Ness County, Kansas excepting the rail road right of way.

Including Three Wind Turbines.



Live internet bidding
available. Call for details.



F.S.A. Information

142.24 Acres C.R.P. @ \$36.05/acre contracted
10-1-10 thru 9-30-20

16.49 Acres C.R.P. @ \$39.80/acre contracted
10-01-05 thru 09-30-20

381.34 Acres Grassland

4.37 Acres Waste grass

General Information

This is an excellent income producing property. The opportunity to purchase 3 wind turbines is rare, and the excellent native grass that is on this tract, along with the developed water system powered by electricity, the earth dams, and two other water wells, one of which is solar powered, make this an ideal productive tract of grass. The C.R.P. also adds guaranteed income and provides excellent hunting potential.

Wind Energy

Tracts 1 & 2 are being sold subject to a wind farm lease with Next Era Energy Resources LLC and the operator is Cedar Bluff Wind LLC, a Delaware limited liability company, dated December 13, 2012. The term after the option is exercised, is for fifty (50) years thereafter. Operator is granted two (2) options to extend the term of the agreement for additional periods of twenty (20) years each.

The guaranteed minimum payment for each turbine will be \$4,000x1.79MW=\$7,160 each year with a 2.5% annual increase or 4% of the gross revenue generated from each turbine. Whichever amount is greater, you will receive for each turbine on your property. Effective date of transfer will be January 1st, 2018.

Tract III - Legal Description

The Northeast Quarter (NE/4) of Section Thirty-Five (35) Township Sixteen (16) South, Range Twenty-Two (22) West of the 6th P.M. Ness County, Kansas excepting the rail road right of way.



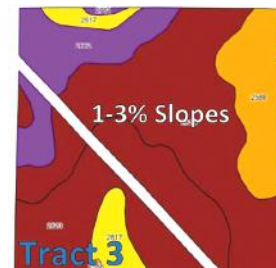
F.S.A. Information

152.24 Acres C.R.P. @ \$36.05/acre contracted
10-1-10 thru 9-30-20

2.04 Acres Waste Grass

General Information

This tract also offers a guaranteed rate of return. The location is good being just south of K-4 and the hunting potential, as well, is very good.



Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing not to be before January 1st, 2018 and no later than January 8th, 2018 or as soon as title requirements if any, can be corrected, subject to easements, restrictions, roads, right-of-ways, leases, reservations and county zoning regulations of record. Seller(s) to furnish Trustees deed and title insurance showing merchantable title in Seller.

Possession

Possession on the grassland will be March 1st, 2018. Possession on the C.R.P. will be immediate with purchasers receiving the sellers 100% share of the 2018 and future C.R.P. payments.

Taxes

Seller to pay 2017 taxes and prior. Purchaser to pay 2018 taxes and subsequent. 2016 Taxes on Tract I were approximately \$855.00 Tract II were approximately \$1,765.62 and on Tract III they were \$855.70.

Minerals

All seller's interest to be conveyed to purchaser. To seller's knowledge all the minerals are intact and will be conveyed to the purchaser.

Survey

In the event of a survey, to establish boundary lines between the adjoining tracts, the cost of the survey will be shared equally between the purchaser and the adjacent land owners.

Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in.

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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