

Sold For: \$595,000.00



# AUCTION



FOR: RICHARD CHAMBERS

WEDNESDAY, MAY 31, 2017

560 ACRES MORE OR LESS  
DECATUR CO., KS

**AUCTION LOCATION:** American Legion, 114 S Rodehaver Ave.  
Oberlin, KS 67749

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

## Land Location

From the intersection of Hwy 36 & Hwy 83 in Oberlin, Kansas, go North 11 Miles on Hwy 83, then go West 2 1/2 Miles on DD lane to the Northeast Corner of the property.

## Legal Description

The North Half, the Southeast Quarter, & the East Half of the Southwest Quarter (N/2, SE/4, & E/2 of SW/4) of Section Seven (7) Township One (1) South, Range Twenty-Nine (29) West of the 6th P.M. Decatur County, Kansas.

## F.S.A. Information

308.31 Acres Cultivation

215.61 Acres Grassland

## General Information

This is a very nice, well balanced tract. The cultivation is very productive being mostly Holdrege silt loam with 1-3% slopes. The grassland has a nearly new four strand barbed wire fence with new corners as well. The grassland is watered by two windmills, one with a pump jack. This tract offers a guaranteed rate of return on your investment, with an excellent long term opportunity in the future.

Live internet bidding available.  
Call for details.



## Taxes

Seller to pay first half of 2017 Taxes & prior, purchaser to pay 2nd half of 2017 taxes & subsequent. 2016 taxes were \$2,829.50.

## Minerals

All seller's interest to be conveyed to purchaser, to seller's knowledge all minerals are intact.

## 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 30th, 2017 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

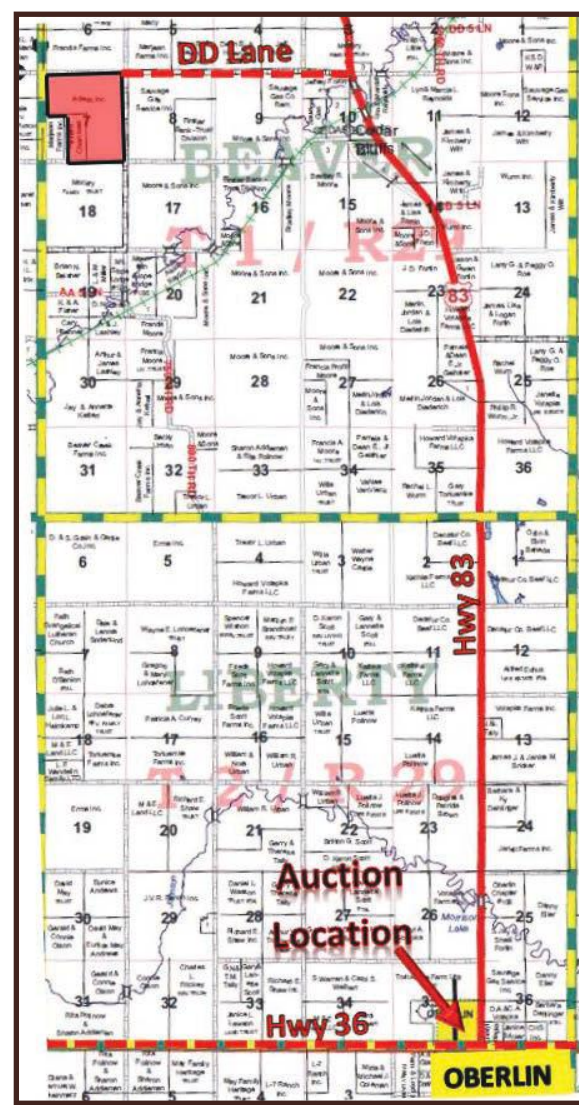
## Possession

This property is currently under a written Farm Real Estate Cash Lease. The term of this lease is from March 1st, 2017 and ending February 28th, 2020. In the final year, if the tenant plants a fall seeded crop on the property

to be harvested in the next year, the tenant will pay rent on those planted acres for the next year. A minimum of 25% of the farm ground will be summer fallowed each year. The farmland is rented @ \$60/acre for a total yearly payment of \$18,736.20 and the grassland rental rate is \$25/acre for a yearly payment of \$6,000. The total yearly rental of this tract is \$24,736.20 payable by March 1st of each year. Purchaser will be buying this tract subject to the farm lease. Copies of leases to be provided upon request.

## Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. This property consists of 2 farm units, both of which are in ARC. E/2 of the SW/4 bases & yields are: wheat-33acres, yield-54bu, grain sorghum-16.5acres, yield-47bu. N/2 & SE/4 bases & yields are: wheat-69.13acres, yield-45bu, corn-130.87acres, yield-88bu, grain sorghum-29.2acres, yield-51bu.



**Agency Disclosure:** Farmland Auction & Realty Co., Inc. is the agent of the seller. If the purchaser desires representation, legal counsel is advised.



# Farmland Auction & Realty Co., Inc.

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