



AUCTION



800 ACRES MORE OR LESS

STAFFORD, FORD, SEWARD, & SCOTT CO., KS
MINERAL INTEREST LOCATED IN STEVENS, GREELEY,
& SEWARD COUNTIES, KANSAS

FOR: SANDIFER TRUSTS & DANA SANDIFER

August 2nd, 2017 - Stafford Co. - The Gathering Place - 105 N Main St. Stafford, KS 67578 - **10:00am**
Ford Co. - Western State Bank Expo Center- 11333 US-283, Dodge City, Ks 67801 - **2:00pm**

August 3rd, 2017 - Seward Co. & Mineral Interest - Hampton Inn & Suites - 508 Hotel Dr. Liberal, KS 67901 - **10:00am**
Scott Co. - The Bryan Center- 416 S. Main St., Scott City, KS 67871 - **2:00pm**

Tract I - Legal Description

SE/4 36-23-12 Stafford County, Kansas
F.S.A. Information
156.56 Acres Cultivation

Tract II - Legal Description

NW/4 7-28-25 Ford County, Kansas
F.S.A. Information
approx. 135.51 Acres Cultivation
20 Acres C.R.P. @ \$27.55/acre contract
10-01-10 through 9-30-25

Tract III - Legal Description

NE/4 7-28-25 Ford County, Kansas
F.S.A. Information
approx. 136.61 Acres Cultivation
23 Acres Grass

Tract IV - Legal Description

SW/4 30-34-34 Seward Co. Ks., including existing
gas production
with the decimal interest being 0.03125
F.S.A. Information
160.42 Acres Cultivation

Tract V - Royalty Interest Only - Legal Description

SE/4 of SE/4 of NW/4 30-34-34 Seward Co., Ks.,
with the decimal interest being 0.0156245
SE/4 of SE/4 of NW/4 29-34-34 Seward Co., Ks.,
with the decimal interest being 0.0156245
10-34-35 Stevens Co., Ks.
with the decimal interest being 0.003906
NW/4 & S/2 of SW/4 of NE/4 33-19-39 Greeley Co.,
Ks. with the decimal interest being 0.0625

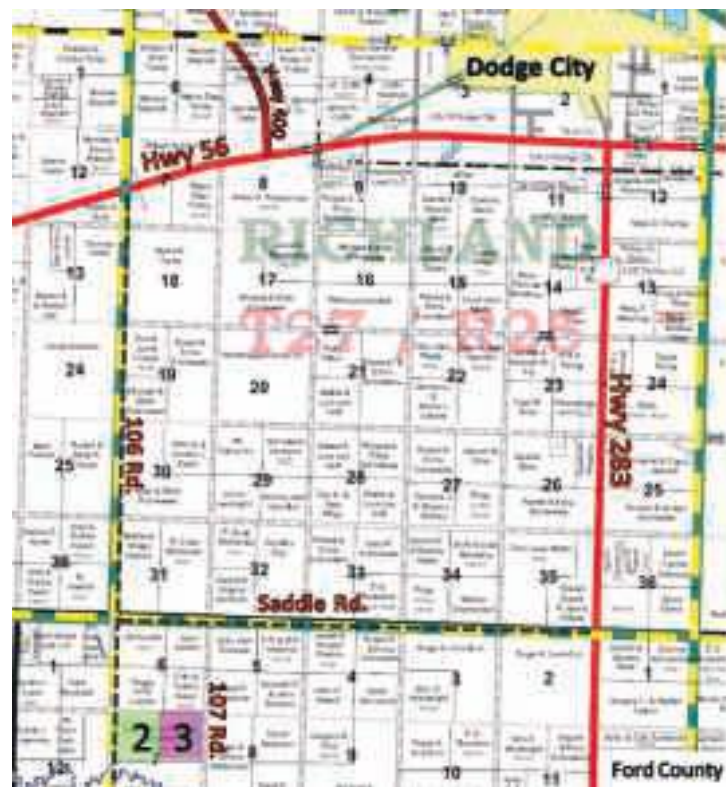
Tract VI - Legal Description

SE/4 29-20-34 Scott County, Kansas
F.S.A. Information
155.12 Acres Cultivation
4.48 Acres C.R.P. @ \$53.36/acre contract
10-01-10 through 9-30-20

Tract I Sold For: \$400,000, Tract II Sold For: \$240,000
Tract III Sold For: \$225,000, Tract IV Sold For: \$180,000
Tract VI Sold For: \$170,000

Minerals

All seller's interest to be conveyed
to purchaser.



Farmland Auction & Realty Co., Inc.

1390 E. 8th St., Unit A Hays, Kansas 67601 (785) 628-2851 Toll Free 1-888-671-2851
E-Mail: farmland@farmlandauction.com Web: www.farmlandauction.com



1390 E. 8th St., Unit A Hays, Kansas 67601 (785) 628-2851 Toll Free 1-888-671-2851
E-Mail: farmland@farmlandauction.com Web: www.farmlandauction.com



Tract I - Legal Description

Southeast Quarter (SE/4) of Section Thirty-Six (36) Township Twenty-Three (23) South, Range Twelve (12) West of the 6th P.M. Stafford County, Kansas

F.S.A. Information

156.56 Acres Cultivation
Possession

40 Acres planted to Milo, and 40 Acres of Alfalfa will be March 1st, 2018. Possession on 80 Acres, to be planted to wheat, will be after the 2018 wheat harvest with 1/3 of the harvested wheat and milo delivered to the nearest elevator in purchaser's name. Purchaser being responsible for paying their 1/3 share of the federal crop insurance on both crops, and 1/3 of the fertilizer and fungicide on the wheat. All acres approx.

Tract II - Legal Description

Northwest Quarter (NW/4) of Section Seven (7) Township Twenty-Eight (28) South, Range Twenty-Five (25) West of the 6th P.M. Ford County, Kansas

F.S.A. Information

approx. 135.51 Acres Cultivation
20 Acres C.R.P. @ \$27.55/acre contract
10-01-10 through 9-30-25

Tract III - Legal Description

Northeast Quarter (NE/4) of Section Seven (7) Township Twenty-Eight (28) South, Range Twenty-Five (25) West of the 6th P.M. Ford County, Kansas

F.S.A. Information

approx. 136.61 Acres Cultivation
23 Acres Grass

Possession on Tracts II & III

Will be subject to a current written lease with Schneweis Farms Inc./ Gary Schneweis, the tenant. Possession on the planted milo acres will be February 28th, 2018, or in the event the tenant plants these acres to a fall seeded crop then possession will be after the 2018 harvest of said crop. In either case, purchaser will receive the land owners 1/3 share of the crop harvested and delivered to the nearest elevator in purchaser's name. Purchaser being responsible for their 1/3 share cost of fertilizer if a fall seeded crop is planted. Possession on the C.R.P. acres will be at closing with purchaser receiving the 2017 and future payments.



Tract IV - Legal Description

Southwest Quarter (SW/4) of Section Thirty (30) Township Thirty-Four (34) South, Range Thirty-Four (34) West of the 6th P.M. Seward County, Kansas, including existing gas production with the decimal interest being 0.03125

F.S.A. Information

160.42 Acres Cultivation
Possession

At closing on 105 acres of planted corn, with purchaser receiving 100% of the growing crop. Purchaser responsible for the federal crop insurance premium and any corn crop costs after August 3rd, 2017. Immediate possession on 54.31 acres cover crop. Effective date being January 1st, 2018 on all producing minerals.

**Tract V
Royalty Interest Only - Legal Description**

Southeast Quarter of the Southeast Quarter of the Northwest Quarter (SE/4 of NW/4) of Section Thirty (30) Township Thirty-Four (34) South, Range Thirty-Four (34) West of the 6th P.M. Seward County, Kansas, with the decimal interest being 0.0156245

Legal Description

Southeast Quarter of Southeast Quarter of the Northwest Quarter (SE/4 of SE/4 of NW/4) in Section Twenty-Nine (29) Township Thirty-Four (34) South, Range Thirty-Four (34) West of the 6th P.M. Seward Co., Kansas, with the decimal interest being 0.0156245

Legal Description

All of Section Ten (10) Township Thirty-Four (34) South, Range Thirty-Five (35) West of the 6th P.M. Stevens County, Kansas, with the decimal interest being 0.003906



Legal Description

Northwest Quarter (NW/4) and the South Half of the Southwest Quarter of the Northeast Quarter (S/2 of SW/4 of NE/4) of Section Thirty-Three (33) Township Nineteen (19) South, Range Thirty-Nine (39) West of the 6th P.M. Greeley County, Kansas, with the decimal interest being 0.0625

Possession

Effective date being January 1st, 2018 on producing minerals

Tract VI - Legal Description

Southeast Quarter (SE/4) of Section Twenty-Nine (29) Township Twenty (20) South, Range Thirty-Four (34) West of the 6th P.M. Scott County, Kansas

F.S.A. Information

155.12 Acres Cultivation
4.48 Acres C.R.P. @ \$53.36/acre contract
10-01-10 through 9-30-20

Possession

Immediately on 54 acres wheat stubble and 4 acres C.R.P with purchaser receiving 100% of the 2017 & future C.R.P. payments. Possession on 49 Acres planted milo, will be after the 2017 milo harvest with



1/3 of the harvested milo delivered to the nearest elevator in purchaser's name. Purchaser being responsible for paying their 1/3 share of the federal crop insurance. 52 Acres of summer fallow option 1 being immediate possession with paying tenant \$50/acre totaling \$2,600 or option 2 being after the 2018 wheat harvest with 1/3 of the harvested wheat delivered to the nearest elevator in the land owners. Land owner being responsible for paying their 1/3 share of the fertilizer and federal crop insurance. All acreage being approximate.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing no later than September 4th, 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.

Taxes

Seller to pay 1st half of 2017 taxes based on 2016 taxes. Purchaser to pay 2nd half of 2017 taxes & subsequent. 2016 Total Taxes were: I-\$2,151.96, II & III- \$2,397.46, IV- \$487.20, VI- \$1,170.02

Government Programs & Bases

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

	<u>base acres</u>	<u>yield</u>	<u>program</u>
Tract 1	Soybean-9.56	42bu.	ARC
	Wheat- 106.88	32bu.	ARC
	Oats- 5.97	37bu.	ARC
Tracts 2 & 3	Wheat- 99.52	32bu.	ARC
	G.S.- 65.38	49bu.	PLC
Tract 4	Wheat- 116.66	37bu.	ARC
	G.S.- 42.64	38bu.	PLC
Tract 6	Wheat- 83.6	37bu.	ARC
	G.S.- 21	45bu.	PLC

**Live Internet Bidding Available.
Call for Details.**

