

SOLD: \$175,000.00



# AUCTION



FOR: CLIFFORD FOOS FAMILY  
**MONDAY, OCTOBER 12TH, 2020**  
**160 ACRES MORE OR LESS**  
**NESS CO., KS**

**AUCTION LOCATION:** American Legion Post 392, 220 N. Austin St., Bazine, KS **TIME: 10:00 a.m.**

### Land Location

From Bazine, KS go 3 miles west, or from the intersection of K-96 and HWY 283 in Ness City, KS go 8 1/2 Miles East, to AA Road, then go 6 miles North to 190th, then 1 Mile East to Bb Road then 1/2 mile South to the NE Corner of the Property.

### Legal Description

Southeast Quarter (SE/4) of Section Thirty-four (34), Township Seventeen (17) South, Range Twenty-two (22) West of the 6th P.M., Ness County, Kansas.

### F.S.A. Information

132.80 Acres C.R.P. @ \$40/Acre through 9-30-2020

27.92 Acres Unfenced Grass and Waterway

### General Info

This nice tract is centrally located between three competitive grain elevators. The expiring C.R.P. also has the potential to be put back into production in order to utilize the productive class II soils, most of which is Harney & Uly Silt loams with 1 to 3% slopes. The unfenced grass and waterways have been used for putting up good clean hay over the years. The property also holds hunting potential for large game and upland birds.

### Taxes

Seller's to pay 2020 and prior taxes. Purchaser to pay 2021 and future taxes. 2019 Taxes were \$1,140.30.

### 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.

### Minerals

To Seller's knowledge all the minerals are intact, and all Seller's interest to be conveyed to Purchaser.

### Terms

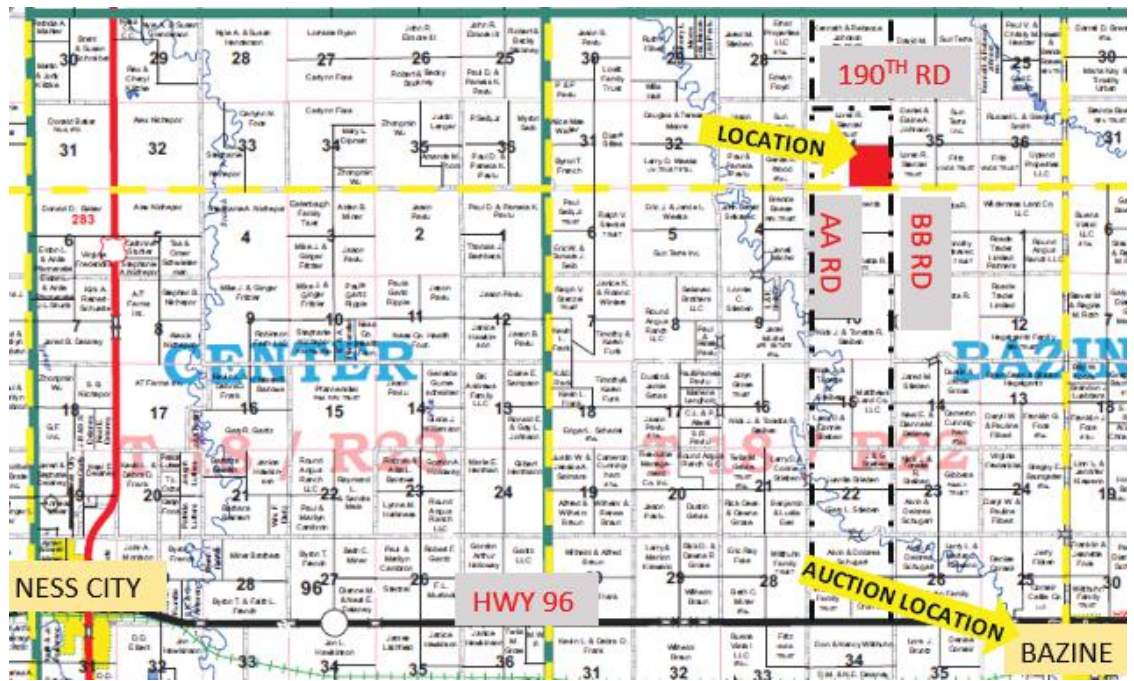
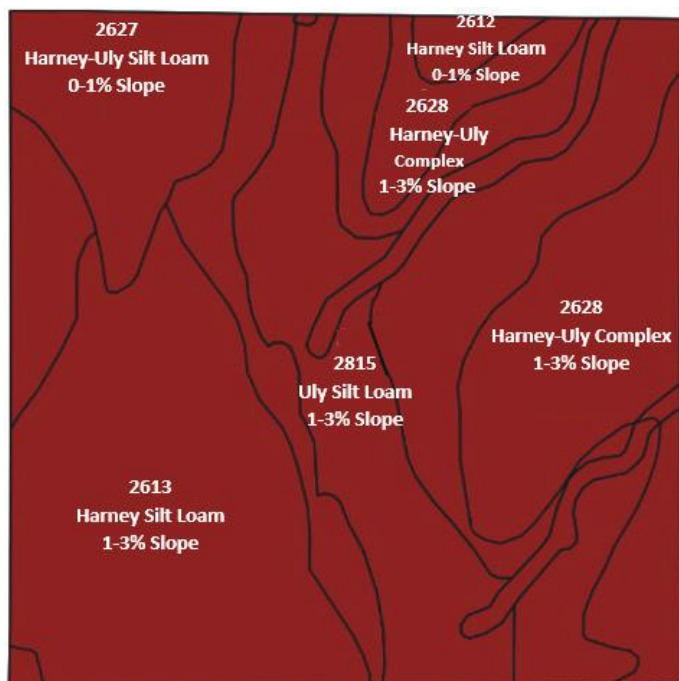
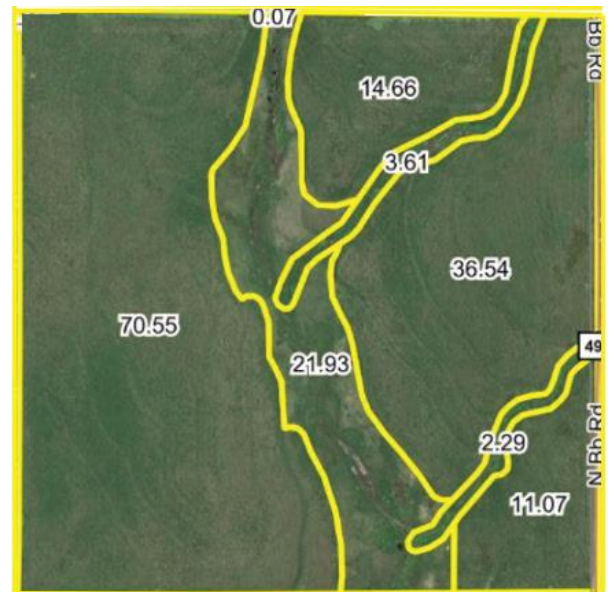
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 12th, 2020 or as soon as title requirements, if any, can be corrected. Due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, concerning the Novel Coronavirus (COVID 19), all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. Every effort will be made to honor said original closing date set forth in this contract. 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. 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

Will be at closing. For the purpose of haying, possession may be granted after Purchaser and Seller have signed the contract and the Purchaser has paid the 10% down money.

**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.

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

