

Sold For: \$227,000



AUCTION



FOR: FRANCES R. CASEY ESTATE

MONDAY, OCTOBER 24TH, 2016

320 ACRES MORE OR LESS
NESS COUNTY, KS

AUCTION LOCATION: McCracken Community Building 402 1st Street McCracken, Kansas

TIME: 10:00 a.m.

Land Location

From the Junctions of Hwy 96 & CR 110 at Alexander, KS, go 5 miles North to Ave. L then 1 mile West to the Northeast Corner From the Junctions of Ave. I and Hwy 4 in McCracken, go 3 miles South to Ave. L, then 1 mile West to the Northeast Corner

Legal Description

North Half (N/2) of Section Thirty-Six (36) Township Seventeen (17) South, Twenty-One (21) West of the 6th P.M. Ness County, Kansas

F.S.A. Information

142.80 Acres Grassland
68.30 Acres C.R.P. @ \$38.67/acre contract 10-01-06 through 9-30-21
102.90 Acres C.R.P. @ 38.77/acre contract 10-01-06 through 9-30-21
Total yearly C.R.P. payments of \$6,630.00 with land owner receiving 100% of payment. Purchaser(s) to receive 2017 and future C.R.P. payments.
3.77 Acres Farmstead

General Information

This is a very nice property with an abundance of potential. There is a 1,800 sq. ft. two story home with basement. There are 7 bedrooms, 2 baths, and other supporting rooms and outbuildings. The home and the grassland are watered by a water well and an electric powered pump. There is also a windmill on the grassland. The access is good with a maintained gravel road on two sides. This property has all of the ingredients, for a good country living lifestyle.

Taxes

Seller to pay 2016 and prior taxes, Purchaser to pay 2017 and future taxes. 2015 taxes were \$1,307.22.

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 November 24th, 2016 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

Upon closing on the C.R.P. and the farmstead, reserving the right of ingress and egress to the farmstead for the use of the water well until January 1st, 2017, with tenant paying for the electricity. January 1st, 2017 on the Grassland. Reserving all personal property, including, but not limited to, stock tanks, mineral feeders, cattle panels and, miscellaneous items in the house. There will be no inspections provided on the house and or farmstead.

Government Programs

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



Live internet bidding available.
Call for details.

Open House: Sunday, October 9th, 2016 2:00P.M.-4:00P.M.



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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