

Sold For: \$170,000



# AUCTION



FOR: GARY L. & ANNA HUXMAN

MONDAY, JULY 23RD, 2018

160 ACRES MORE OR LESS  
NESS CO., KS

**AUCTION LOCATION:** Ransom VFW- 516 Vermont Ave,  
Ransom, KS 67572

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

### Land Location

From Ransom, Ks on Hwy 4, go 8 Miles West to I Rd then 2 Miles North to the NEC of the property.  
From Utica, Ks on Hwy 4, go 4 1/2 Miles East to I Rd then 2 Miles North to the NEC of the property.

### Legal Description

Northeast Quarter (NE/4) Section Sixteen (16) Township Sixteen (16) South, Range Twenty-Five (25) West of the 6th P.M. Ness County, Ks.

### F.S.A. Information

127.86 Acres Cultivation  
28.11 Acres Grassland  
2.8 Acres Old Farmstead

### General Information

This is a very productive tract of land with the cultivation being mostly Harney Silt Loam with a 0-1% slope. The access is good with well-maintained county gravel roads. There are two elevators within 5 miles of the property. With nearby current mineral production in the area, never underestimate what this property has to offer.

### Taxes

Seller to pay 2018 and prior taxes.  
Purchaser to pay 2019 and subsequent taxes.

### Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before August 23rd, 2018 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance.

### Minerals

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

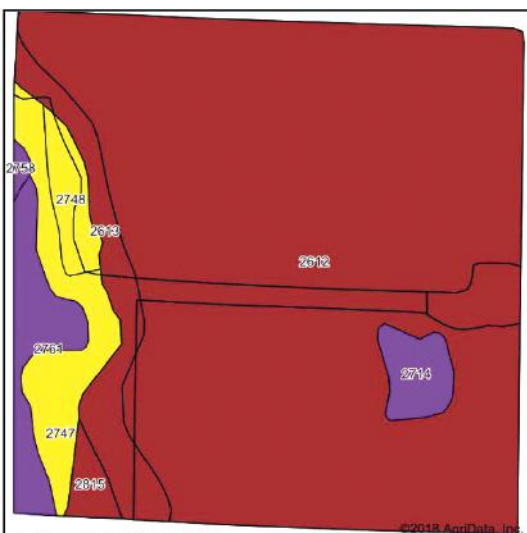
### Possession

Upon closing on grassland. Possession on cultivation will be upon closing, or after the 2018 wheat harvest.

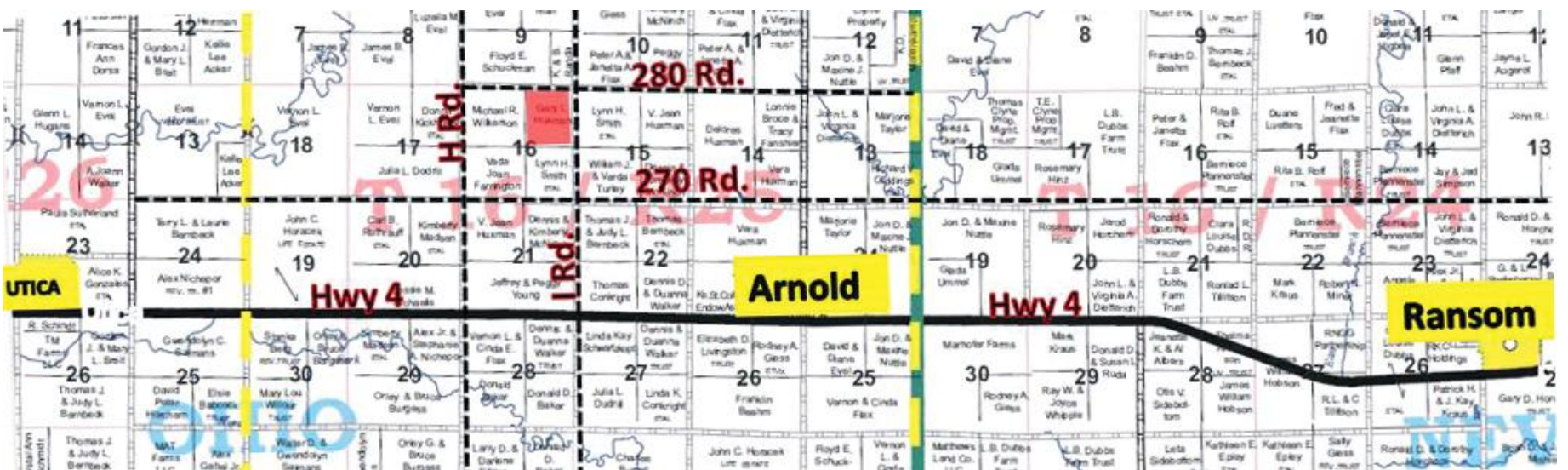
### Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines.

base acres	PLC yield	Program
Wheat-75.62	32bu.	ARC
G.S.-24.11	36bu.	PLC



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.

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