

SOLD: \$246,000.00



AUCTION



FOR: DEAN SPEER

MONDAY, DECEMBER 9TH, 2019
160 ACRES MORE OR LESS
LANE CO., KS

AUCTION LOCATION: St. Theresa Church Center—335 S. 1st St., Dighton, Kansas **TIME: 10:00 a.m.**

Land Location

From the intersection of HWY 96 and HWY 23 in Dighton Ks., go South 8 miles to E. Rd 70, then go East 2 miles to Mustang Rd, then go ½ mile North via trail to the Southwest Corner of the property.

Access To the property could also be by going 6 miles South of the Intersection of HWY 96 and HWY 23 to 90 Road, then going 2 miles East to Mustang Road, then 1 Mile South to the Northwest Corner of the property.

Legal Description

The Northwest Quarter (NW/4) of Section Twenty-eight (28), Township Nineteen (19) South, Range Twenty-eight (28) West of the 6th P.M. Lane County, Kansas.

F.S.A Information

159.47 Acres Cultivation
Currently Planted to Corn

General Info

This property has been well cared for over the years with the use of conservation practices throughout the cultivated acres and has a high percentage of the soils being 82% Harney Silt Loams with 0-1% slopes. This quarter section also offers approximately 33.37 acres of Ness Clay soils which creates a possibility to generate an additional income with the Playa Lakes Program through the Soil Conservation Service office guidelines. Access to the property is by trail from both the North and South sides.

Taxes

Seller to pay the 2019 and prior taxes. Purchaser to pay 2020 and future taxes. 2018 taxes were \$1,197.14

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.

Base acres	PLC yield	Program
Wheat-88.76	34 bu.	PLC
G. S. - 28.93	44 bu.	PLC

Minerals

All Sellers interest to be conveyed to the Purchaser. To Sellers' knowledge all minerals are intact.

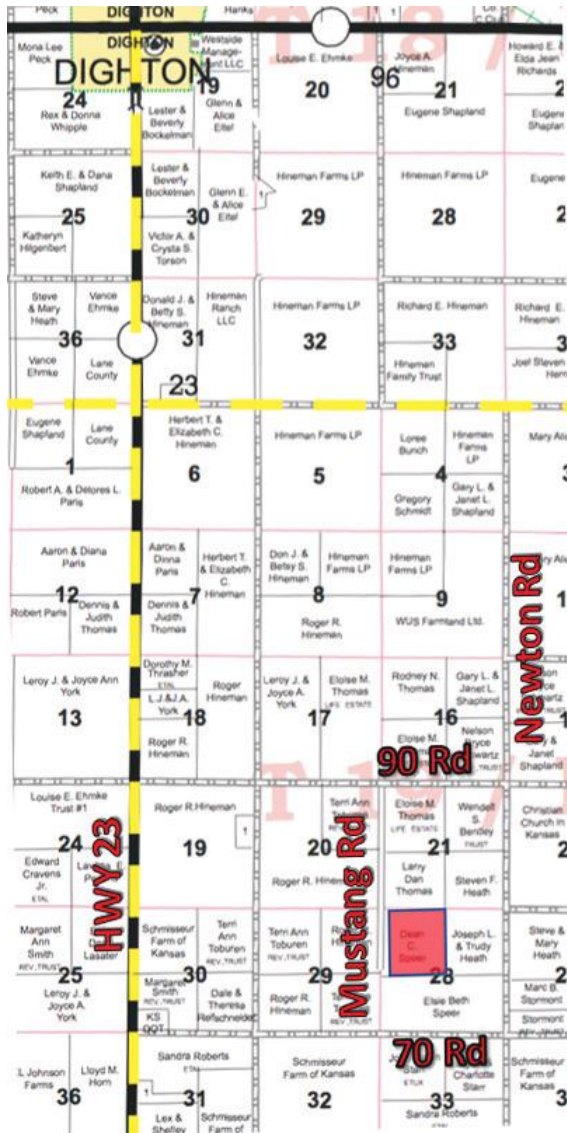
Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before January 9th 2020 or as soon as title requirements, if any, can be corrected. 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. In the event a survey is necessary to establish the boundary line, it will be the responsibility and cost of the purchaser.

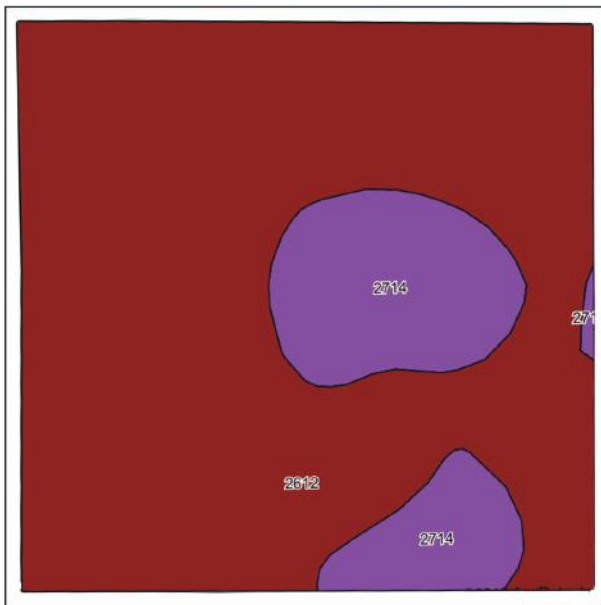
Possession

Immediate upon closing.

Live internet bidding available. Call for details.



Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: KS101 Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
2612	Harney silt loam, 0 to 1 percent slopes	130.80	82.0%		IIc	I	3455
2714	Ness clay	28.67	18.0%		VIw		1500
Weighted Average						3103.5	*n 58.5

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2019 www.AgridataInc.com



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

