



CRP

AUCTION



FOR: ROBERT N. MINER

MONDAY, NOVEMBER 7, 2016

610 ACRES MORE OR LESS

NESS & TREGO CO., KS

AUCTION LOCATION: Ness County Bank Building- 102 W. Main, Ness City, KS 67560

TIME: 10:00 a.m.

Manner of Sale:

Land to sell in individual Tracts.

Land Location

Tract I & II: From the Junctions of Hwy 96 & Hwy 283 in Ness City, go 6 1/2 miles West on Hwy 96 to L Rd. which is the Northwest Corner of Tract II

Tract III: From the Junctions of Hwy 283 & Hwy 4 near Ransom, go 8 miles North on Hwy 283, then 4 miles East on AA Rd, then 1 mile South on 290th Ave to the Northeast Corner of Tract III

Tract IV: From Ransom, go 1 mile West on Hwy 4, then 1/2 mile North to the Southeast Corner of Tract IV

Tract I - Legal Description

That portion lying South of the Santa Fe Railroad right-of-way in the West Half (W/2) of Section Thirty One (31) Township Eighteen (18) South, Range Twenty-Four (24) West of the 6th P.M., Ness County, Kansas

F.S.A. Information

201.43 Acres Cultivation (Approximately 75 Acres SF Wheat)
3.59 Waterway
0.5 C.R.P. @ \$26/acre 10-01-03 through 09-30-2018; land owner's share is 1/3 interest

Tract II - Legal Description

That portion lying North of the Santa Fe Railroad right-of-way in the Northwest Quarter (NW/4) of Section Thirty-One (31) Township Eighteen (18) South, Range Twenty-Four (24) West of the 6th P.M., Ness County, Kansas

F.S.A. Information

6.57 Acres Cultivation (Wheat Stubble)
78.51 Acres Grassland
General Information
This tract contains a water well powered by electricity. It joins Hwy 96. The cultivation is Harney Silt Loam 1-3% Slopes

Tract III - Legal Description

Northeast Quarter (NE/4) of Section Twenty-Four (24) Section Fifteen (15) South, Range Twenty-Three (23) West of the 6th P.M. Trego County, Kansas

F.S.A. Information

59.2 Acres C.R.P. \$31.05/acre 10-01-11 through 09-30-2026; Yearly payment of \$1,838.00, with 100% of the payment to be conveyed to purchaser(s)
66.77 Acres Cultivation (Approximately 28.32 Acres CC Wheat)
34.37 Acres Grassland/Waterway

Tract IV - Legal Description

Southeast Quarter (SE/4) of Section Twenty-Two (22) Section Sixteen (16) South, Range Twenty-Four (24) West of the 6th P.M. Ness County, Kansas

F.S.A. Information

118.44 Acres Cultivation (planted acres to be announced)
38.61 Acres Grassland
Minerals

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

Taxes

Seller to pay 2016 and prior taxes based on 2015 taxes. Purchaser(s) to pay 2017 and future taxes. 2015 Taxes on Tract I & II were \$1,070.40, Tract III were \$603.68 and Tract IV were \$573.54.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before December 07, 2016 or as soon as title requirements, if any, can be corrected. Title insurance will be paid by seller.

Possession

Tract I: March 1st, 2017 on planted feed acres, and after the 2017 wheat harvest on planted wheat acres with the land owner's 1/3 share harvested and delivered to the nearest elevator in purchaser's name. The wheat stubble acres to be announced day of sale, whether they will be planted to wheat, or purchaser(s) to pay tenant for chemical and application that has been completed up to this point.

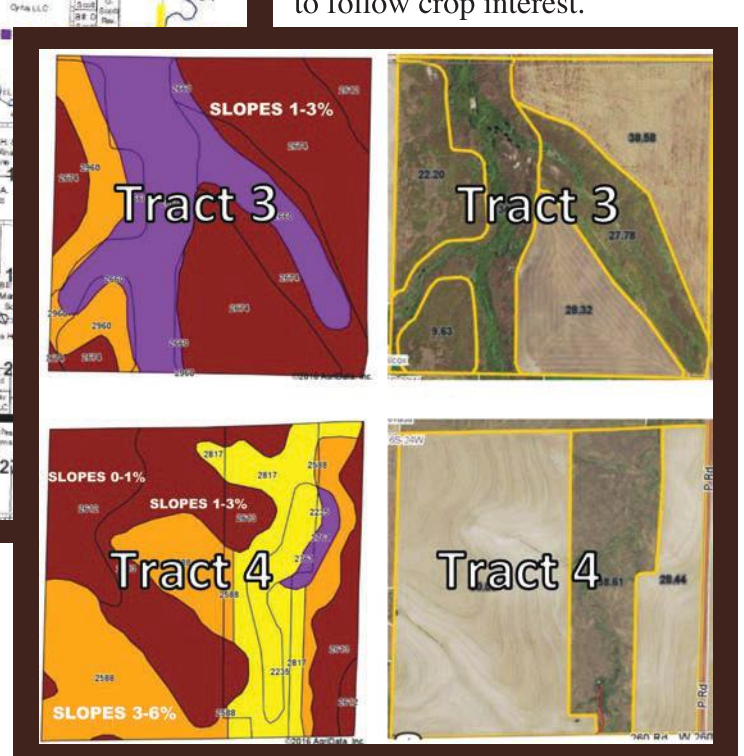
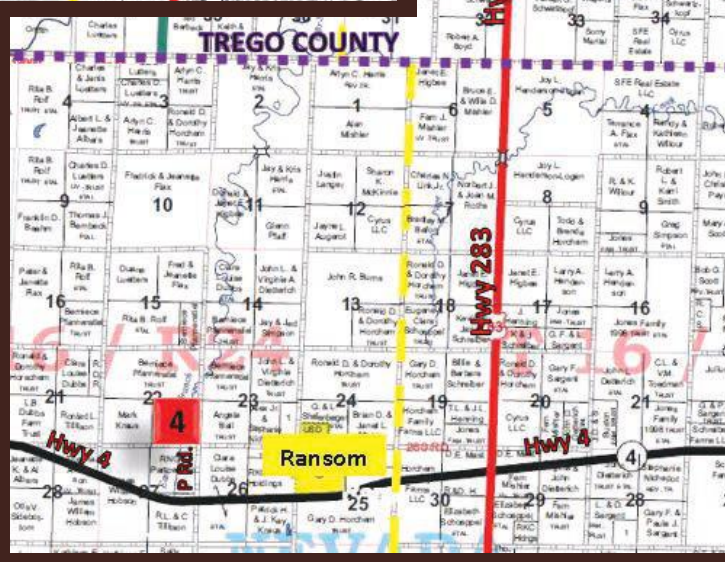
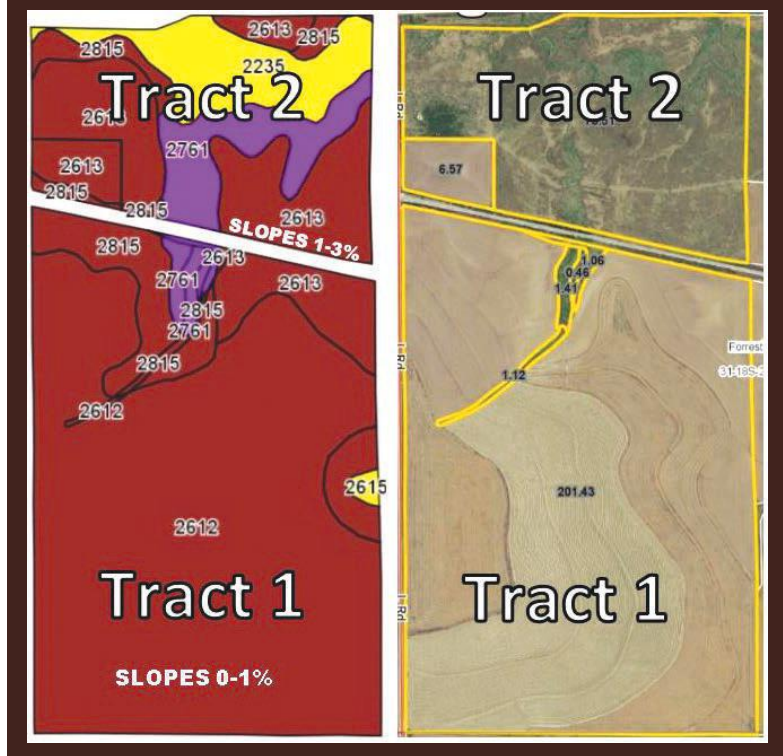
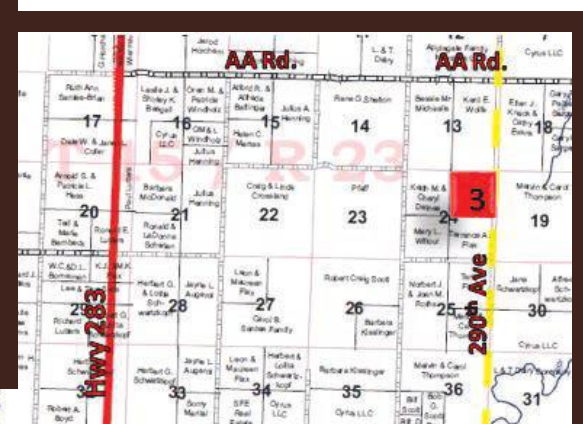
Tract II: January 1st, 2017 on the grassland with tenant reserving all personal property and 6.57 Acres Wheat Stubble will be the same as Tract I "to be announced day of sale"

Tract III: After the 2017 Wheat Harvest on planted wheat acres with the land owner's 1/3 share harvested and delivered to the nearest elevator in purchaser's name. March 1st, 2017 on the grassland and approximately 38.58 acres currently planted to milo. C.R.P. acres possession will be at closing with seller retaining the 2016 payment and purchaser(s) receiving seller's share of 2017 C.R.P. payment and all future payments.

Tract IV: Possession to be at closing on the Grassland and also the Cultivation with purchaser(s) paying the tenant \$2,293.00, which represents \$11/acre tillage costs.

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.

Agency Disclosure: Farmland Auction & Realty Co., Inc. is the agent of the seller. If the purchaser desires representation, legal counsel is advised.



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