



AUCTION



For: Steven J. Converse Trust Tuesday, November 14, 2023 560 acres +/- Edwards County, KS

AUCTION LOCATION:

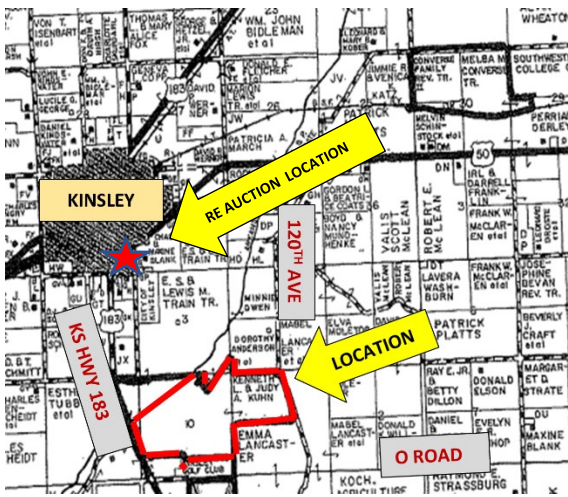
Real Estate: Fairgrounds Community Bldg
1305 Niles Ave (S Hwy 183) Kinsley, KS
Personal Property: At the Farm Site

TIME:

Real Estate - 10:00AM
Personal Property - 1:00PM

LAND LOCATION:

From Jct. of KS Hwy 50 & 183 1 1/2 miles South on Hwy 183 to the NW Corner of the property



LEGAL DESCRIPTION:

The North Half (N/2) of Section Eleven (11), Township Twenty-five (25) South, Range Nineteen (19) West of the 6th P.M. Edwards County, KS, lying West of the West Line of the Township Road. That portion of Lot Six (6) in Section Nine (9), Township Twenty-Five (25) South, Range Nineteen (19) lying East of U.S. Hwy 183. Also including the deeded acres lying South and East of the Arkansas River in Section Ten (10), Township Twenty-Five (25) South, Range Nineteen (19) West of the 6th P.M. all in Edwards County, Kansas. Please call for a complete detailed legal description

F.S.A. INFORMATION:

543.44 Acres Fenced Grass
0.79 Acres Farm Building Site
24.57 Arkansas River & Trees

GENERAL INFORMATION

This is a very nice tract of grass located on Hwy 183 just one mile south of Kinsley, KS. The Arkansas River borders it on the north with nearly 1/2 mile of tree cover providing for excellent habitat for hunting large game. The water is excellent with 3 water wells. One well is electric powered with a submersible pump and is located on the west side beside the corrals and a nice 44' x 32' pole shed covered with metal, full concrete floor, electricity, water, and overhead propane heat. The 2nd well is solar powered with submersible pump w/concrete tank and is more centrally located in the partition fence for rotational grazing. The 3rd well has a windmill & concrete tank located on the eastern side of this tract. The fences are above average, and access is good.

TAXES

Seller to pay 2023 and prior taxes. Purchaser to pay 2024 and all future taxes. 2022 Taxes: \$1,802.10

MINERALS

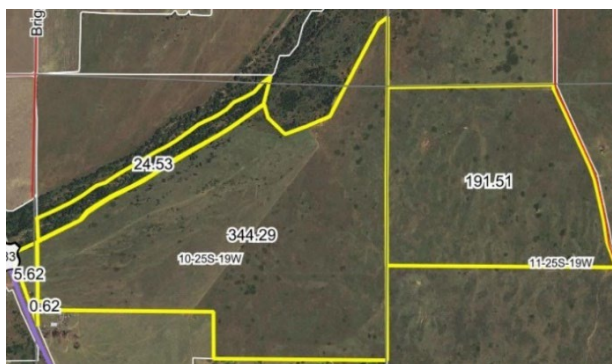
To the seller's knowledge, all minerals are intact and will be conveyed with the property

GOVERNMENT PROGRAMS

Purchaser to stay in compliance with all US Government Programs. Government payments to follow current F.S.A. guidelines.

POSSESSION:

Possession will be at closing.



LIVE INTERNET & PHONE BIDDING AVAILABLE ON REAL ESTATE.
CALL FOR DETAILS
LUNCH AVAILABLE: FLOYDS SMOKE SHACK

PERSONAL PROPERTY

Rhino SE5 Rotary Mower, 3 pt., near new Speed-Co. Cat. I quick hitch, 30"
Lincoln power-mig 210 MP welder, wire feed or stick, 110 or 220v, near new
Drag-Gun Plasma cutter
Vantage 2500 generator
Sears heavy duty battery charger
Harris Oxy & Acet. Torch/gauges w/bottles & cart
Craftsman 14" chop saw
Craftsman toolbox, 4-drawer
Ryobi 6" bench grinder on stand
Roman vise & stand
Black bull 4-gal. air compressor, 110v
2-ton floor jack, Receiver hitch, wheelbarrow
Portable fuel tank, Pipe rack and misc. metal
Werner 8' Fiberglass step ladder, Post hole diggers, shovels, rakes, saws, garden hose, hitch pins
Qsp Pro 12-gal shop-vac, moving dolly
(2) 40-drawer bolt bins & bolts
3/4" drive socket set, Come-A-Long
B & D 1/2" drill, tape measure
Pipe wrenches, levels, drop cords, ratchet straps
20 electric fence posts
10 joints 1"-3" pipe



SCAN QR CODE TO GO TO WEBSITE FOR MORE PICTURES AND DRONE VIDEO



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 5, 2024, or as soon as title requirement, if any can be corrected. Sale is not contingent on the 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, rights-of-way, 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 and pay for title insurance showing merchantable title in the Seller. Title Insurance is being prepared by Lacrosse Abstract & Title Company. These tracts are being sold by US Government and previous metes and bounds surveys. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

Listing Agent: Roger Legleiter 785-623-8717

AGENCY DISCLOSURE: Farmland Auction & Realty Co., Inc. is the agent of the seller. If purchaser desires representation, legal council is advised.



Farmland Auction & Realty Co., Inc.



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