

SOLD: \$240,000.00



AUCTION



FOR: DOUG HILGERS

MONDAY, JANUARY 6TH, 2020

320 ACRES MORE OR LESS
GRAHAM CO., KS

AUCTION LOCATION: McKenna Youth and Activity Center, 311 Main, Palco, KS | **TIME:** 10:00 a.m.

Land Location

From Exit 135 and I-70 Ogallah, Kansas, go 10 Miles North on Road 330 to the south side of the property.

From the intersection of Highway 283 and B Road in Trego County, Kansas, go 2 miles East to 280th Avenue, 1 Mile North to A Road and 4 miles East to the southwest corner of the property.

Tract 1 - Legal Description

South Half of Section Thirty-five (35), Township Ten (10) South, Range Twenty-two (22) West of the 6th P.M., Graham County, Kansas.

F.S.A. Information

203.51 Acres of Cultivation (66.5 Acres in wheat)
58.86 Acres in C.R.P. (Quail Buffer) @ \$28.63 until 09-30-2021

45.46 Acres of unfenced grass and waterways

General Info

Nice 1/2 Section with a Quail buffer around the outer perimeter and excellent upland bird hunting habitat on the interior. There is a small wet pit on the North side. 2019 wheat averaged 45 bu./Acre and 2019 Milo averaged 99 bu./Acre.

Taxes

Seller to pay 2019 and prior taxes. Purchaser to pay 2020 and future taxes. 2019 taxes were \$456.20.

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
Wheat- 137	33 bu.
G. S.- 68.60	38 bu.

Minerals

To sellers knowledge all minerals are intact. **EXCEPT AND RESERVING** unto grantor, their heirs, executors, administrators and assigns an undivided 1/2 interest in and to the oil, gas and other minerals in and under the afore described real estate for a period of 20 years from date of January 6, 2020, and as long thereafter as oil and gas or other minerals are being produced and mined from said land or operation, or developments for oil and gas or other minerals are being conducted together with the right of ingress and egress for the purpose

of drilling, mining and exploring said land for oil, gas and other minerals reserved and excepted here from. This reservation unto grantor shall be non-participating as to all bonuses and delay rentals.

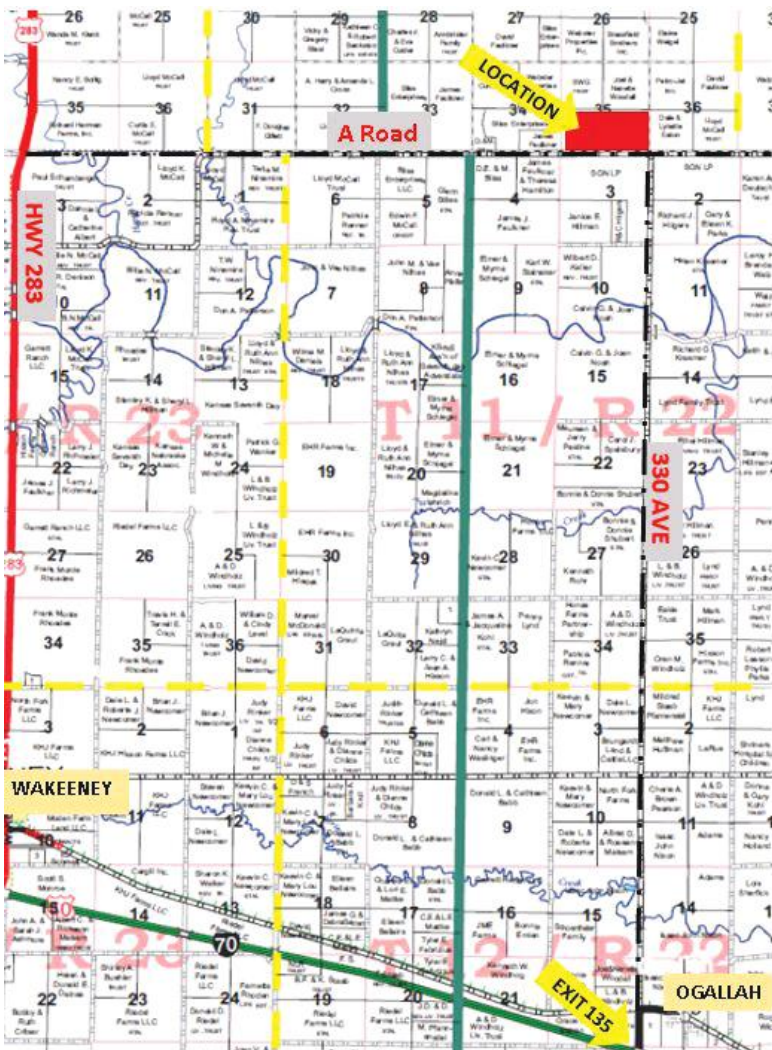
Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before February 5, 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. This tract is being sold by U.S. Government survey. If the PURCHASER feels an additional survey is needed, the cost shall be the responsibility of the PURCHASER.

Possession

After the 2020 wheat harvest with Purchaser receiving 1/3 of the harvested crop delivered to an elevator in Purchaser's name. Purchaser to be responsible for their 1/3 cost related to the growing wheat crop. Possession on the idle cultivation will be upon closing with Purchaser to pay \$1,194.24 for spraying and chemical on 76.76 acres stubble ground.

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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